

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

November 17, 2021 7:00 P.M.

Remote meeting via Zoom

www.amstonlake.org

A. Call to Order

The meeting was called to order at 7:02 p.m.

B. Roll Call of Officers and Directors

Present: F. Hoisl, B. Pelegano, A. Connor, L. Bowen, A. Fichtel, K. Patterson, T. Nixon.

Absent: T. LaMontagne, J. Greenfield.

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the October 20, 2021 meeting (L. Bowen/A. Fichtel) with the corrections to items J.1.6 (the word “our” should be “out”) and J.5.3 (the word “Best” should be capitalized). Three directors approved, two abstained, and the motion carried.

D. Presentation of Correspondence

L. Bowen: 1. Received an email from a lender doing a refinance for a resident, inquiring about the Lebanon private roads – she suggested they contact the town of Lebanon to look at the resident's deed. 2. Received an email from a realtor asking if a certain property was in the District. **A. Connor:** Received an email asking for tax information for a real estate closing and she referred them to the Point & Pay system on the ALD website. **B. Pelegano:** 1. Resident wanted to know if the town owned a certain culvert. 2. Resident requested that the private road they live on be extended when the repairs were being done. **K. Patterson:** Received an inquiry about the possibility of purchasing one of the District's ROWs. **F. Hoisl:** 1. Residents at 430 Deepwood, Lebanon submitted the form to install several benthic mats next year. Board members are encouraged to submit their comments on this application to the Lake Health Committee for review. 2. F. Hoisl approved dockmaster D. Arnold's recommendation that the District purchase a new hinge pin for the docks at Main Beach, similar to the one in use at Lollipop.

E. Old Business – Discussion and Possible Action

Lake Manager: K. Patterson emailed a draft job description to the BOD members and received several comments. F. Hoisl questioned whether the name “lake manager” was the appropriate title. He also said that he and B. Pelegano had put together a fairly comprehensive list of both paid and volunteer tasks that could be tied in with the job description to figure out how many hours we would need this person and what value would they add to the board and to the District. A. Fichtel said that, at first glance, this is a massive job description and we really need someone to be available at all hours. B. Pelegano looks at it as a District liaison, to aid the board with tasks, but not do everything. A. Connor said we should really figure out what we need help with and then work on the job description and that maybe what we need is an assistant to the board. F. Hoisl asked each of the directors to give consideration to what functions they could use help with.

F. Task List and Action Items

F. Hoisl went over the task list – highlighting the preparation of tax bills for January, sending out vendor 1099's, and posting the 2022 meeting dates.

G. Recognition of Guests, Residents, and Property Owners

Jeff Arpin, 225 Deepwood Drive, Hebron. 1. Would like the board to discuss an Amston Lake District Web Committee. 2. Would like the board to discuss the Lebanon Roads Committee and approve the people that are on that committee. 3. We need to consider an archive area on the ALD website to store data for the future.

John Matra, 265 Deepwood Drive, Hebron. He had not been notified that the tax auction was actually being held at the clubhouse this morning so the building was locked. In the future, he will have a gatekeeper list posted outside the building so that someone can call to gain entry in an emergency. Although the tax sale rarely takes place, F. Hoisl recommended that, as a reminder, we add it to the task list for the future.

H. Receive President's Report

F. Hoisl stated that he would like to return to in-person meetings but remains concerned about everyone's safety with the cold weather approaching. He will discuss the board's obligations with ALD attorney Adam Cohen.

I. Receive Treasurer's and Tax Collector's Reports

1. A. Connor stated that the October Treasurer's report is missing some postings. She will correct it and then post to the website. 2. Since we are a third of the way through our fiscal year, she looked at spending in some of the main categories – lake health, and repairs and maintenance – and found that we are in good shape so far. Our spending on security was less this summer due to rain and unfilled shifts, but that will leave us with more flexibility in the spring if we want to add security shifts. 3. She transferred \$12,500 out of the General Fund to increase the Emergency Fund to 50 percent of our operating budget, per ALD bylaws. 4. The Tax Collector's report is on the website.

J. Consider and Act Upon Standing and Special Committees' Reports

1. Lake Health: 1. F. Hoisl stated that the committee's meeting minutes are posted, along with lots of other lake health information, on their page of the website. 2. Stormwater and deepwater testing has been completed for the season and a summary of those results will be posted on the website. 3. Committee member L. Parlin attended a symposium hosted by our limnologist, Aquatic Ecosystems Research (AER), where they discussed a natural material, biochar, that could be even more effective than barley straw. He and A. Fichtel will share more information about the possibilities of its use as they learn more. 4. There was a blockage in the sewers on Deepwood Drive at the corner of Ryan Terrace, which the town had to dig up. The town is discussing levying fines. The District will send an email blast reminding people not to introduce any type of wipes to the sewers. 5. The committee is following up on their recommendations to the town of Lebanon for their 2020 Plan of Conservation and Development. 6. There is a lot of data that they would like to archive so that it's available to future ALD boards.

2. Dams: 1. F. Hoisl said engineer Karl Acimovic did a formal review of the Main dam, and his report will be registered with the DEEP, as it's a Class 1 dam. 2. F. Hoisl asked Acimovic about the need to replenish the riprap on the earthen berm part of the dam. Acimovic agreed it would be a good idea. F. Hoisl received two quotes for this work and was planning on discussing them in executive session at the end of the meeting. However, it's not an emergency or immediate concern, the work was not forecast in the current budget, and the quotes were in excess of \$2500 – therefore approval of this expense will require either a special meeting this fiscal year or be considered in next year's budget. F. Hoisl will discuss holding the quotes over with the contractors. 3. He also received estimates to remove the berm over the Duck Pond dam, which is also not an immediate concern. 4. B. Pelegano reminded F. Hoisl about the Joe Pye weed that is filling in the duck pond, and F. Hoisl will add it to the Lake Health Committee's agenda.
3. Beaches and ROWs: 1. T. Nixon went over the committee's November meeting minutes, which are on the website. 2. She reported that resident Les Parlin sent instructions for properly installing silt fencing at select beach areas and ROWs. 3. The fall cleanup that had been done by volunteers the last few years will be done primarily by a contractor this year, along with the ROW stewards who have signed the ALD volunteer release and waiver form. 4. F. Hoisl attempted to contact the residents whose retaining wall next to Francis ROW is collapsing into the lake, but received no response. It doesn't appear to be impeding use of the ROW. T. Nixon said it will be taken off the committee's list of issues.
4. Security, Boats: 1. A. Fichtel reported that only two boats remained on the racks after the November 1 deadline. There are another eight boats that are still unclaimed from the sweep that was done earlier in October, six of which have no ALD stickers of any kind. 2. New boat stickers have been ordered for the 2022-23 season and he would like to make sure they are distributed as early as possible next spring so that when boats are put on the racks, they already have new tags. 3. F. Hoisl wants to make sure that our database of residents' tag numbers is completely updated this year.
5. Lebanon Roads: 1. B. Pelegano raised the possibility of having the private roads being paid for by the entire District, since they are owned by the District, and not just the Lebanon ALD residents. He likened it to cleaning a culvert on one side of the lake, a cost shared by the entire District. He thinks that with a larger pool of residents, more could be accomplished to maintain the roads, ultimately affecting the health of the lake. Discussion ensued. 2. He reported that he met with four residents a few months ago who showed interest in the committee but ultimately none of them were able to commit to joining. 3. The Lebanon private roads were repaired in early November, with some roads having berms added to help with water flow. All roads were then steamrolled. He's hoping to have money left over in the spring to mill a few of the roads.
6. Communications: 1. F. Hoisl asked if there was a way to share data and manage historical information for the ALD. L. Bowen replied that we already have a Google Drive set up with an archive section, and we can easily add documents to it and

manage who has access to it. 2. L. Bowen asked other board members to send her more complete information when asking her to create an email blast. 3. Motion to approve the 2022 meeting schedule, including May 21 for the annual meeting (location to be determined) and December 14 – the second Wednesday, to be farther away from Christmas (L. Bowen/B Pelegano). Four directors approved, one opposed, motion carried. The dates will be posted on the website and filed at Hebron town hall.

K. New Business - Discussion and Possible Action

There was no new business to discuss.

L. Executive Session

It was determined earlier in the meeting that there was no need for executive session.

M. Prepare Agenda for Next Meeting

Nothing to add at this time.

N. Adjournment

Motion to adjourn (A. Connor/B. Pelegano) passed unanimously at 9:18 p.m.

Respectfully submitted by,
Liz Bowen, Clerk
Amston Lake District

Please refer to subsequent meeting minutes for approval of these minutes and any corrections hereto.