

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

July 19, 2023 7:00 P.M.

Zoom and ALA Clubhouse, 16 Wood Acres Rd, Amston, CT

A. Call to Order

The meeting was called to order at 7:01 p.m.

B. Roll Call of Officers and Directors

Present: F. Hoisl, B. Pelegano, L. Bowen, J. Greenfield, J. Arpin, A. Fichtel, K. Patterson, T. Nixon. Absent: J. Caines

C. Approval of Previous Meeting Minutes

Motion to approve the minutes from the June 21, 2023 meeting (K. Patterson/T. Nixon) with item J.1.7 amended to say that the filamentous algae in the southwest cove is not gone, but has been greatly reduced. Five directors approved, two abstained, and the minutes were approved as amended.

D. Presentation of Correspondence

B. Pelegano: Email and photos from Manion Lane, Lebanon resident J. Mathieu, and responded that we hope to have the contractor out to repair the roads in the next week or so. **J. Arpin:** responded to correspondence from The Pond & Lake Connection, informing them that milfoil wasn't seen in the last plant inspection. He also notified them that the District has a substantially complete list of abutters should we need to notify residents of any additional treatment. **L. Bowen:** Email from a resident asking how to sign up to speak at a board meeting – the resident was told to simply show up. **F. Hoisl:** Email with photos from a resident on Ames Road, concerned about soil erosion occurring at the new home construction at 51 Ames Road. With the recent torrential rains, mud is washing down across the road and into the lake. F. Hoisl has contacted the Hebron town manager and building inspector and asked them to send someone out to check on what, if anything, is in place for erosion control. **A. Fichtel:** Call from resident on Ames Road, reporting that after “no entry” signs were posted on the empty lot on Ames, they witnessed people turning around and not accessing the lake there.

E. Old Business – Discussion and Possible Action

1. Fireworks: Email from a resident on Ames Road, saying he believes the fireworks that people are shooting off are an insurance risk. F. Hoisl reported that he consulted with our insurance company, and the District installed additional signs warning people that fireworks are illegal as well as an ordinance violation, and it seemed as though there were fewer this year.

F. Task List and Action Items

This item was not discussed.

G. Recognition of Guests, Residents, and Property Owners

John Matra, 265 Deepwood Drive, Hebron, representing the Amston Lake Association (ALA):

1. Their Building Committee is refining their questions for the contractors supplying estimates for the clubhouse repairs. The ALA will hold a special meeting of their members on July 31 to vote on the proposed work before presenting it to the ALD board of directors. 2. ALA upcoming events include: Game Night July 20, Tiki Night July 22, and Lake Day August 5.

Barbara Bennett-Scott, 20 Deepwood Drive, Lebanon: 1. She and her husband are concerned about the *Phragmites australis* that are encroaching on the wetlands portion of their land. It is her understanding that the ALD owns the lake, and they own the land. They'd like to do some kind of mitigation, where they would take care of the land part of their property, but feel the District needs to do something about the sediment in the cove. They've hired a biologist who will be sending a report to the board and to the town, in order to set up a plan for future maintenance of this property. 2. They are also noticing people stealing turtles from that cove.

Laurel Hennebury, 458 Deepwood Drive, Lebanon: 1. She asked if the District would consider having the beach pass checkers at the beaches later in the evening, as she believes non-residents get to know the schedule and enter the beaches after the checkers leave. 2. She would like the board to look into B. Scott's assertion that people are harvesting turtles from the lake.

H. Receive President's Report

F. Hoisl reported that the aerial photographic mapping of the entire lake took place last week. We received over 500 high-resolution files, and will work with the Lake Health Committee and our limnologist, GZA, to figure out the best way to sort and store the photos for future use. Although the company took pictures of the entire lake, the focus of this exercise was to photograph the shoreline and the coves to understand possible changes from year to year. Discussion ensued.

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

1. J. Caines was not at the meeting but sent a summary report, which is attached hereto as Appendix A.

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

1. Committee Structure: K. Patterson suggested forming a committee to consider the long-term capital needs of the District, as well as review the fund balances the District holds. T. Nixon asked if this might be combined with an overall Finance Committee. Discussion ensued. K. Patterson will submit a mission statement to the board for review and comment, and to gauge interest in such a committee.
2. Lake Health: 1. J. Arpin stated that the plant inspection report (which took place June 29) is under review by the committee – the company has given us a short summary of their

findings, but the full report won't be given to us until March of next year. They reported that the lake is in beautiful condition and didn't see any signs of milfoil or other invasive weeds. 2. J. Arpin met with the Beaches and ROWs contractor to fine-tune the work he is doing, in order to catch as much sand before it gets into the lake. 3. Aquatic Ecosystem Research will be presenting their yearly report at the clubhouse on August 12 at 10 a.m. 4. Results are not yet available for the second stormwater samples that were recently taken. 5. It was discovered that a resident had installed a benthic mat without notifying the District. 6. J. Arpin offered to give a report that the committee had done on the *Phragmites australis* last year to B. Bennett-Scott, and can do another inspection if she would like. The report gives some guidance on how to control the plants. 7. In response to B. Pelegano's question about the weeds in Lollipop Cove, J. Arpin stated that the committee was not going to make any changes for this season, and that homeowners in that area should do selective weed-pulling or install benthic mats.

3. Dams: F. Hoisl reported that the lake is full and that water is going over the dam.
4. Beaches and ROWs: 1. T. Nixon reported that plunge pool maintenance will begin next week. 2. The geese deterrent flag at Main Beach seemed to have no effect so it was moved to Oakland ROW and has since disappeared. 3. Cars are being parked in a "no parking" area at Main Beach and also at Cove ROW. Violators get warning stickers on their cars and a picture taken of their plate. Repeat offenders could be subject to towing. 4. K Patterson reported on a comprehensive spreadsheet that lake pass volunteer D. Ciarfella created with statistics on the 2023 lake pass distribution.
4. Beach Pass Checkers, Boats: F. Hoisl reported that we've had approximately 10 rain days out of the eight weeks the checkers have been in place. Since we will most likely be under budget, K. Patterson suggested adding extra random shifts to respond to L. Hennebury's earlier comment. J. Greenfield suggested that we consider staggering the beach pass checker blocks, so that we're not doing the same hours every day. L. Bowen stated that a neighbor near Ryan Terrace ROW reported seeing cars without tags; and dogs, smoking and glass bottles at this ROW – the neighbor asked if the checkers could also visit the ROWs on a random basis, especially this ROW since it's the only one with parking. 2. A. Fichtel reported that there is only one boat to put in the auction this summer.
5. Lebanon Roads: B. Pelegano reviewed the specifications of a contractor's quote submitted for the repair of the District-owned roads in Lebanon. The three roads that were milled last year are in great shape and do not need repair, but they will repair and compact all of the other roads. The contractor also proposes additional work (grading, catch basin cleaning and installation, and riprap installation) on Kelly's Corner, Ryan Terrace and Manion Lane. The board will discuss and vote on whether to accept this proposal in executive session at the end of the meeting.

6. Communications: 1. L. Bowen stated that she ordered an additional 50 newsletters at K. Patterson's request, to fulfill the needs for the remainder of the summer, and for the welcome packets over the winter. 2. The bill for the website host was eventually paid, after discovering that the company had an old credit card and contact info still on file from the former ALD treasurer. 3. L. Bowen responded to a Freedom of Information request at the end of May. 4. L. Bowen had sent an email to the board earlier in the day after meeting with an arborist about beech trees with Beech Leaf Disease. It was agreed that an email blast should go out to alert the residents to this important issue.

Motion to go into Executive Session for the purpose of discussing the Lebanon Roads contract proposal (J. Greenfield/L. Bowen), unanimously approved. Results of Executive Session: contract for Lebanon road repairs by Extreme Maintenance approved, at a cost of \$15,234, to be signed by board officers F. Hoisl, B. Pelegano and L. Bowen. It is expected to be a three-day project, August 2 – 4.

K. New Business - Discussion and Possible Action

There was no new business to discuss.

L. Prepare Agenda for Next Meeting

There was nothing to add at this time.

M. Adjournment

Motion to adjourn (K. Patterson/A. Fichtel) passed unanimously at 8:59 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.

Appendix A - June 2023 Month and Year to Date Treasurer File – Amston Lake District

Month

For the Month of June 23 we took in \$5,280 including \$4,048 of taxes, interest and liens, and \$1,232 of other revenue

Expenses for June were \$23,631 including \$7,079 of administrative and \$16,552 of lake operating expenses.

This resulted in a net loss of \$18,351 for the month

Year

For the year we took in we took in \$176,689 including \$168,329 of taxes, interest and liens, and \$8,359 of other revenue.

Expenses were \$174,080, including \$71,140 of administrative, \$97,380 of lake operating expenses and \$5,560 of Lebanon road expenses.

The result was a net “profit” of \$2,608.

FUND PERSPECTIVE....

General fund

The plan was to spend \$30,000 more than we took in in

Revenue for the general fund was \$146,689 (\$176,689 - \$30,000) vs expenses of \$168,520 (admin plus Lake operations) for a spend more than income of \$21,831.

We collected \$17,864 more than plan and spent \$9,695 more than plan

Bottom line, we could not offset the additional income with spend so we missed the goal by \$8,169...

Road fund

We took in \$30,000 and only spent \$5,560 leaving an unspent amount for the current year of \$24,440.

The balance in the fund at the beginning of the year was \$4,481 so the balance at the end of this year is \$28,921.

Invasive Plant

We had no expenses in this budget year as the treatment was performed in the FYE 2022 budget.

Emergency

We had no expenses in this budget year.

The balance of the account is set annually at 50% of the general fund operating budget so the balance was reduced in the current year by \$10,437.