

Augur Lake Property Owners Association

Dedicated to the preservation and protection of Augur Lake

In this issue:

- Aquatic plant growth control district update.
- New Association Web Site.
- 2009 Annual Meeting Date
- 2008 Annual Meeting Minutes.
- Officers and Directors

Next Annual Meeting:

9:00 AM, Saturday
July 11, 2009
Town of Chesterfield
Town Hall,
Keeseville, NY.

Aquatic plant growth control district

The petitions were turned in to the Town Board and reviewed by the town. The town feels that we did not meet the requirements of 50% of assessed value AND 50% of value held by residents of the proposed district. Therefore, the town did not accept the petitions.

The town is, however, moving forward to form the district on its own initiative, as it is clear that many people on the lake are interested in this happening. The town will

work on the map and plan, and get things put together for public hearings as soon as they can schedule them.

The Comptroller's Office continues to be difficult regarding whether they'll allow us to use the aquatic plant control district to enable us to repair the dam, but this option is still being worked on.

A legislative dam district is still an option, although it appears that money is going to be extremely

scarce from the NYS government for the foreseeable future.

While there is not a definite solution to the dam problem, we are somewhat further along than we were this summer. The town supervisor has been very helpful and supportive, as has the town Board. The town wants us to be able to make these repairs and keep the carp stocking program moving forward.

Association web site

The new Augur Lake Property Owner's web site is up and running. It can be found at:

www.augurlake.net

Please take a moment to view the new site.

In an effort to save association financial resources and increase the speed of communications to owners we will be using the new web site as an

additional means of communication.

For those owners that we have e-mail addresses, we will send an e-mail notifying owners anytime something new has been posted to the site.

For all owners we will continue to send paper copies of any updates via mail.

If you would prefer to only receive communications

electronically and at the same time would like to save the association the expense of printing and mailing these updates, please notify us and we will suspend the paper version of these communications.

Please send this request and/or any e-mail updates to the following e-mail address:
secretary@augurlake.net

**Augur Lake Property Owners Association Annual Meeting Minutes
Town of Chesterfield Town Hall
July 12, 2008**

MEMBERSHIP

Co-President Lynn Livingston called the meeting to order at 9 AM and reviewed the voting rights of members: if a property is jointly owned, the various co-owners are entitled to cast one vote and owners of multiple lots are entitled to only one vote. Only those whose dues are current may vote at the annual meeting.

TOWN SUPERVISOR GERALD MORROW'S PRESENTATION

Mr. Morrow presented his understanding of the options available to Augur Lake residents to control aquatic plants and preserve the dam. The Town of Chesterfield may create a district in two ways: 1) if a petition is signed by owners of 50% of the assessed valuation of land in the proposed district, the Town Board must set up the district or 2) at its discretion, the Town Board after being requested by a significant number of land owners within the proposed district may create a district by resolution. The Town would hire a firm to do a map plan of the proposed district to determine which property owners should be included (those who own lakefront property or those with deeded rights-of-way to the lake). The cost to create the district may run from \$5000 to \$10,000 (shared on a per-parcel basis among the 111 parcels around the lake). After the map plan is filed, the Town Board considers the application. Public hearings are scheduled with prior notice posted in local papers as well as by mail to all lake owners. Lake owners who cannot attend these hearings in person can write or email their comments so that their concerns are taken into consideration. After public hearings, in its sole discretion, the Town Board can move to establish the district subject to a permissive referendum (only people in the proposed district can vote). If 5% of the landowners petition the Board within 30 days, a mandatory vote by all residents, whether permanent or seasonal, within the district will take place. Passage requires a simple majority with one vote per owner, not per parcel.

Mr. Morrow and ALPOA's Co-President Ellen Schell have received conflicting opinions from the State Comptroller's Office as to whether the proposed Aquatic Plant Growth Control District can be used to restore or replace the dam. Co-President Livingston noted that the APA required replacement of the dam as a condition of any future carp stocking to control the Eurasian watermilfoil and as long as ALPOA can show a close nexus between the need for a secure dam and control of the nuisance aquatic plant Eurasian watermilfoil, the district should be able to use funds to repair or replace the dam. There is also a possible option to establish a special legislative district to replace or repair the dam, but that law would need to be passed by both houses of the NYS legislature and signed by the governor. Mr. Morrow pointed out that at least with the creation of the Aquatic Plant Growth Control District the cost of a fish barrier, carp stocking and other methods used to control Eurasian watermilfoil would be shared fairly by all lake property owners. Mr. Morrow also pointed out that the district could be a great help in securing grants, which would not be available to purely private groups.

Questions were asked as to how the district would function once it was established. A Board of Directors for the district would be appointed by the Town Board. This Board of Directors would most likely be made up of lake owners. The Board would be responsible for making all decisions regarding the district, including forming the budget, paying for any approved expenses (carp restocking, for example), and collecting funds from the owners within the district. District funds are kept separate from the general fund although if there is a specific emergency, funds could be transferred to the district from the general fund, which would be repaid as soon as possible. Special bills will be sent to lake owners in the district from the Town of Chesterfield. If they are not paid, the amount will be re-levied on property tax bills.

Discussion focused on whether the dam could be repaired or replaced with private funds. ALPOA has received estimates of around \$200,000 and up for a new dam. Although no definitive deed for the dam can be found in any county land records, ALPOA does not own the dam and would like to establish the district to assume the ownership. There are new DEC dam safety regulations being formulated currently. Under a 1973 law, anyone who works on a dam automatically assumes legal ownership with all its attendant liability.

APPROVAL OF MINUTES

MOTION: To approve Minutes of the 2007 Annual Meeting. **Carried Unanimously**

PRESIDENT REPORT

Co-President Ellen Schell reported that owners of close to 50% of the assessed valuation had signed petitions for the creation of the Aquatic Plant Control District on an ad valorem basis to control aquatic plants and construct a new dam.

MOTION: To give the ALPOA board the authority to move forward with creation of Aquatic Plant Control District and to obtain legal opinions to include the dam as part of the district.

Carried Unanimously

MOTION: To approve the President’s report.

Carried Unanimously

TREASURER REPORT

Treasurer Arlene Romanchuck presented the ALPOA financials as of July 8, 2008. Currently 45 lake owners are members of the association.

MOTION: To approve the Treasurer’s report.

Carried Unanimously

AUDIT COMMITTEE REPORT

Heidi Wells presented the report of the Audit Committee. The Audit Committee feels that the Treasurer’s records are all in proper order.

MOTION: To approve the Audit Committee Report.

Carried Unanimously

LAKE MANAGEMENT COMMITTEE REPORT

Bob Shaw presented the April 2008 CSLAP Report, which states that the water quality in the lake continues to be good. Last year there was a slight rise in surface Eurasian watermilfoil because the fish-per-weed acre ration had declined below optimal levels. The average life span of the sterile triploid grass carp is 10-12 years so the 1500 fish stocked in 1998-99 are at the end of their lifecycles. In June 2007 500 carp were added; if the APA approves (which is dependent on getting the dam repaired or replaced as well as a permanent fish barrier installed), 500 additional carp will be added in 2009 and another 500 in 2011. The APA also requires that an aquatic biologist make an annual assessment of the lake weeds and do a full-lake plant survey every 2-3 years at a cost of \$1250 for each study. Noel Cacchio and Gordon Howard represented ALPOA at the NYS Federation of Lake Associations meeting and also met with Ed Snizek of the APA, who was pleased that ALPOA was making progress is establishing the district. Heidi Wells and Noel Cacchio have been trained in the Adk. Park Invasive Plant Program and will be doing extensive aquatic plant sampling in August under DEC biologist Scott Kishbaugh’s supervision, which will aid our effective stewardship of Augur Lake.

MOTION: To approve the Lake Management Committee Report.

Carried

2008-2009 BUDGET

The 2008-2009 ALPOA Budget was presented.

MOTION: To approve the 2008-2009 ALPOA Budget.

Carried

NOMINATION COMMITTEE

The 2008-2009 ALPOA slate of officers and directors was presented:

Co-Presidents	Livingston, Lynn and Schell, Ellen.		
Vice President	Shaw, Bob		
Secretary	Lockwood, Jeff		
Treasurer	Romanchuck, Arlene.		
Directors	Knott, Paul	FitzRandolph, Bob	Fitzmaurice, Tim
	Cacchio, Noel	Wells, Heidi	Shaw, Jim
	Birdsall, Nancy Gucker		

MOTION: To approve the 2008-2009 slate of ALPOA officers and directors. **Carried**

MEMBERSHIP CONCERNS

Personal watercraft sightings and concerns were raised. Please remember to wash boats thoroughly before putting them into the lake so we can eliminate the introduction of non-native species like zebra mussels. Many thanks to outgoing secretary Mary Esther Treat for her hard work as well as to Heidi Wells and her mother for their help in getting the petitions mailed to all lake owners.

NEXT MEETING Saturday, July 11, 2009 at 9:00 AM, Town of Chesterfield Town Hall, Keeseville, NY.

ALPOA

C/O ALPOA Secretary
Jeff Lockwood
38 Wincrest Drive
Queensbury, NY 12804



Join the Augur Lake Property Owners Association!

We invite you to join the Augur Lake Property Owners Association and join us in our goal of preserving and protecting Augur Lake

Questions or Concerns?

Please feel free to e-mail any questions or concerns that you may have to the association e-mail box below or directly to an individual officer or director.

ASSOCIATION E-MAIL:
secretary@augurlake.net

MAIL:
C/O ALPOA Secretary
Jeff Lockwood
38 Wincrest Drive
Queensbury, NY 12804

We're on the Web!

See us at:
www.augurlake.net

ALPOA OFFICERS AND DIRECTORS 2008-2009

OFFICERS (1 year terms—max. 3 consecutive terms)

Lynn M. Livingston Co-President (2nd term)
Email: keesevilleny@aol.com

Bob Shaw V.P. (3rd term)
Email: RShaw203@aol.com

Ellen Schell Co-President (2nd term)
Email: ecschell@charter.net

Arlene Romanchuk Treasurer (3rd term)
Email: augurlake1@yahoo.com

Jeff Lockwood Secretary (1st term)
Email: secretary@augurlake.net

Paul Knott (1st term Director 2008-11)
Email: CCSO12@aol.com

DIRECTORS (3 year terms—max. 3 consecutive terms)

Noel Cacchio (1st term 2007-10)
Email: Momcacchio@aol.com

Bob FitzRandolph (1st term 2006-09)
Email: RFitzrandolph@STLAWU.edu

Tim Fitzmaurice (1st term 2007-10)
Email: tfitz63@valstar.net

Heidi Wells (2nd term 2008-11)

Jim Shaw (1st term 2006-09)
Email: jshaw@cape.cod.edu

Nancy Birdsall (1st term 2008-11)
Email: birdsall@vermontel.net