

**West Hill Lake Shore Property Owners Association**  
**Minutes of Membership Meeting**  
**Sunday, June 26, 2016**

Attendees – Officers and Governors:

Pete Humphrey, President  
Steve Unger, Vice President  
Lorraine Miner, Treasurer  
Barbara Linton, Corresponding Secretary (unable to attend)  
Joe Welker, West Governor  
Blake Hall, South Governor (Unable to attend)  
Pat Gallagher, Past President  
Stash Karoliszyn, North Governor  
Rich Abraham, East Governor (unable to attend)

Attendees - Committee Members:

Lynn Florio, Membership Committee  
Brenda Pelletier, Local Issues, Barkhamsted (Unable to attend)  
Blake Hall, Local Issues, New Hartford (Unable to attend)  
Bill Adamsen, Lake Management Committee (unable to attend)  
Pete Humphrey, Lake Management Committee  
Steve Unger, Lake Management Committee

Location: Berkshire Hall, Brodie Park, New Hartford CT

Minutes: Pre-Meeting Presentation:

Before the meeting started, Pete introduced Karen Nelson from the Northwest Conservation District who gave a presentation on “soft engineering”, using soil and water as a solution to environmental health for low impact development on the lake. Low impact development is an ecologically friendly approach to site development and storm water management to mitigate development impacts to land, water and air.

Karen and Pete took a lakeside tour, and Karen spoke about the good and bad practices of some of the properties. Some tips she gave included:

- Minimizing seawalls - they’re finding that seawalls are causing invasive plants to get a hold;
- Limb trees to improve views rather than cut them down;
- Eliminate pesticides, fertilizers and weed killers from lawn care.  
Dandelions and clover are the first nectar source of honey bees in spring.

Karen discussed the importance of rain gardens in our landscape design in filtering run off from roofs, driveways and lawns before it enters the lake. These can be simple garden designs that will greatly help the water quality of the lake, and she showed several examples. Some native species, low maintenance plants that are very effective in the rain garden include button bush, nine bar, berries, mountain laurel,

sassafras, native hydrangea, coneflowers, hosta, trillium, etc. The riparian buffer does not need to have native vegetation – **all plants filter run-off before it enters the lake**

Some state agencies are offenders of poor design, so we were encouraged to be active in questioning designs and plans, including the plans for the boat launch upgrades. We should also try to educate engineers, real estate agents, etc. on the importance of low impact development and storm water management for West Hill.

#### Meeting:

The meeting was called to order at 11:30 AM. Motion was duly made, seconded and approved to accept the minutes of the August 29, 2015 meeting.

#### Treasurer's Report

Lorraine gave the treasurer's report. The checking account balance is \$24,368.37.

She received dues from 70 members. 71 have not paid, and 6 invoices were returned because of incorrect addresses.

There were no questions about the report. Upon motion duly made and seconded, the Treasurer's report was approved.

#### Membership Committee Report:

Lynn introduced and welcomed our new members and prospective new members, including:

- 126 Camp Workcoeman Road (closing soon);
- 174 Camp Workcoeman Road – David and Michelle Osipowicz
- 81 Marstan Trails – Gary and Deb Schoen;
- 265 Niles Road – Steve Olley and Amy Caton

Lynn said that we should encourage anyone who enjoys the lake to become an associate member, even if they don't live on the lake.

#### Elections:

Election of officers will be done at the August member meeting. All officers with the exception of the East and West side governors are up for re-election. At Pete's request, Stash agreed to head the nominating committee.

#### Local Issues:

Steve Unger said the First Selectman is very supportive of the line item in the budget for the lake. **We received a \$16,000 line item in New Hartford's 2016 Budget.** Pete thanked everyone for supporting the effort and attending the meetings.

Steve said the town had an exploratory meeting in March with every commissioner of every agency and board. They were asked what they consider the most important issues facing New Hartford, and 90% voted for water quality issues on West Hill.

Bill Adamsen, and Skip were recognized as great stewards of the lake and thanked for all the time and effort they give.

Lake Management Committee - -Water Quality Issues/ Comments/Actions:

Skip said this year is the five year lake draw down of three feet. He emphasized that any dock or sea wall work need permits from Inland Wetlands commission before the draw down period begins.

Skip spoke about the lake's dam and how there is not enough reserve capacity for the 100 year storm scenario, which could top the dam. Using Perkins Road as a temporary fix is no longer acceptable to the State. The State wants a schedule and a plan for a permanent fix. Skip presented a schedule with completion in 2017 – 2018 time frame.

The water quality report from George Knoecklein noted the lake is getting more nutrient enrichment from phosphorous. The phosphorous level has increased three fold since the studies began. Phosphorous encourages algae growth, which destroys water quality and can be toxic.

One acre of woodland creates 1/10 of a pound phosphorus per year. One acre of roof, driveway or lawn creates ten times that (1.0 pound) per year. The message is that phosphorus enters our lake without fertilizing. We need to recognize that lawns and houses that replace undeveloped land are bigger contributors than undeveloped land. **Phosphorous entering the lake can be decreased with a riparian buffer. The sources need to be minimized.**

Nitrogen (from septic systems) is also a major contributor to aquatic plant growth. Septic system cleanings and inspections are critical.

General Comments/Discussions:

Tom Beecher addressed proposed zoning changes for lakeshore (R4 zone) properties to be brought before Zoning 7/13 at 7 PM in the town hall.

New Business:

Joe Hoke, a communications and advertising consultant, conducted a focus group on the serious and immediate threat to the water quality at West Hill. His comments and observations included:

- This is the toughest job he's ever had. We addressing the apathy, denial and tough mind sets of residents regarding lake water quality and concerns;

- The statements about water quality threats should be strong – “if you lose it, you lose it forever”, appealed to most.
- Multiple threats from phosphorous and invasive plants aren’t things people can visualize now. We need to ask people to look into the future to see things not apparent now. Using Lake Waramaug and other damaged lakes as examples of what happened to them may help;
- DEEP gives no police powers to the Invasive Weed Investigators. He suggested calling them “inspectors” and giving them badges and shirts might give them more credibility for helping at the boat launch.
- He also suggested better signage at the State Launch. Signage along the lines of “What’s on your boat could kill this lake” might be more effective.
- We have a lot of work to do.

Adjournment:

Pete thanked Sue Hall and the West side for hosting the meeting.

Upon motion duly made and seconded, the meeting was adjourned at 12:35 AM.

Respectfully submitted by Nancy Gilbert, Recording Secretary.