



2022

Annual Report to the Membership

For Fiscal Year
July 1, 2022 to June 30, 2023

Presented by the Board of Directors
July 8, 2023

Table of Contents:

• Agenda	2
• Minutes of July 9, 2022 Annual Meeting	3-4
• President's Report	5
• Treasurer's Report	6-7
• Financial Statements & Budget	6-7
• The Internet of Things at the Lake	8-9
• Useful Resources	9
• Aquatic Stewardship Program	10-19

Current MLA Officers

Jim Mazzonna - President, Chris von Alt – Vice President
Gregory Poer -Treasurer, Sharon Taylor - Secretary.

Terms expiring July, 2023:

Jim Mazzonna Lot 96A, Chris von Alt 104A,
Sharon Taylor Lot 71

Terms expiring July, 2024:

Gregory Poer Lot 119A, Eric Gagnon Lot 26A, June Lockert Lot 106

Terms expiring July, 2025:

Carroll "Sam" Gorham Lot 40, Jim Mewkill Lot 21A,
Sharon Atkinson Lot 91A

Maidstone Lake Association – 911 Maidstone Lake Road, Maidstone, VT 05905
Maidstonelakeassociation@gmail.com www.maidstonelake.net

Maidstone Lake Association 2023 Annual Meeting Agenda July 8, 2023

1. 9:00 AM Call to order: *President, Jim Mazzonna*
2. Welcome, Acknowledgements & Introductions: *President, Jim Mazzonna*
 - Invited Speakers - Maidstone Selectboard & Town of Maidstone Employees, Sam Mayne- Essex County Natural Resources Conservation District, Kitty Ufford-Chase – NEK Broadband, Randy Hazard– Game Warden. Trevor Colby – Essex County Sheriff, Russ Ingalls – Vermont Senator, Terri Williams – Vermont Representative, Noah Pollock – Vermont River Conservancy. Maidstone Park Ranger & Manager
3. Business Meeting: *President, Jim Mazzonna*
 - 2022 Annual Meeting Minutes ... *Review & Acceptance*
 - Treasurer's Report ... *Gregory Poer*
 - Safety Report ... *Bill Sanborn*
 - Boating Safety...*Linwood Mixer*
 - Water Quality Reports... *Chris von Alt*
 - Lake Directory ... *Mary von Alt*
 - Remarks & Maidstone Lake Service Award ... *Jim Mazzonna*
 - Additional Old Business:
 - None
4. Nominating Committee Report:
 - Election of new MLA Directors.
5. New business:
6. Adjournment:

NOTE: To MLA Directors: Immediately following the annual meeting there will be by an organizational meeting for the new Board of Directors; Election of Officers, Appointments: Recording Secretary, Aquatic Nuisance Monitoring Program Project Manager. Set next Board of Directors meeting –date, time, and location.

Maidstone Lake Association – 2022 Annual Meeting Minutes

1. 9:07 am Call to Order – President, Jim Mazzonna
 - a. Note: roughly 85 people in attendance.
2. Welcome, Acknowledgments & Introductions:

Invited Speakers:

Luc Beaubien - NewCo

- 33 towns with Broadband internet
- Half million grant money to expand
- 30Mb per second - Fixed wireless system not hot spots
- Seasonal suspension for up to 6 months
- 30 day cancel period.

Brad McVetty – Selectman/Road Commissioner

- 2 road projects, Rebuild West Side, 1,000 feet of culverts
- Permit needed, Missed bidding season. On hold to next summer
- Re-gravel another mile section
- Grant money -Better back road grant for Hall Road
- Re-gravel one mile of West side to Bob Fish
- Lin Mixer complemented the winter maintenance.
- Brad introduced Bruno McKenzie and Scott Lovell, the 2 new selectmen

Commissioner Chris Herrick

- Started on November 2021
- Manages natural resources habitat, wildlife
- Spoke about the winter tick issue with moose

Nick Fortin - biologist project

- 100 moose permits issued around here to bring down the moose population and reduce tick hosts

Randy Hazard – Game Warden Fish and Game

- Canaan to Lunenburg area of coverage
- Born after January 1, 1974 need boater safety certificate on the boat
- Jet skis need life jacket, need to be 16 years of age, need to be hooked to kill switch, the observer needs to be facing back and over 12 years old
- Anyone who is being towed needs life jackets on and space on the vessel for each of them
- Need to take the course if born after July 1, 1983
- Ice shanty - Name and address on the door including pop ups

Matt Thomas, Essex Sheriff department

- Based out of Guildhall
- Asked to notify MLA of incidents ie break ins

Russ Ingalls

- Russ for Us signs
- Transportation billion-dollar budget
- He fights hard for this area
- Wants to hear from people
- \$800,000 for VAST upgrade equipment

Jeff White

- Green Mountain Cable
- Cell service poor on lake. Tower project. Any interest or concerns? 2-year process
- After a quick poll Approval was given to look for more information
- Need to talk to town regarding permitting & process
- Emergency purpose to have better communication

3. Business Meeting: President Jim Mazzonna

Meeting Minutes – Review and Accept
Lin Mixer – motion to accept, Dave Atkinson 2nd. Approved.

Treasurer's Report: Greg Poer

Reviewed report. Thank you to Bob Champagne Willis for bookkeeping and account services. Proposed new budget including increases for the greeter's program and the aquatic program giving us a baseline of plants. Questions raised about the money for the greeter program which is lower than most. State money is scarce. Motion to accept by Linwood and second by Dave Atkinson. Approved.

Ice Out

\$1,113 to winner Linda Sanborn. Thanks to Sam, Dave Lufkin, David and Sharon Atkinson

Safety Report: Bill Sanborn

- Open burning laws -you can have a small campfire without a permit
- Need a permit for other open fires at no cost. Contact Bill Sanborn.
- E 911 -Need a sign at the beginning of driveway. Approved signs are visible day and night. There are MLA signs available for \$10
- Private West & East Drives - need signs at or near the camp not at the top of driveway.
- AED's - MLA funded 2- one at Bill Sanborn's and one at Jim Mazzonna, Private West 2. Easy to use
- Helicopter landing- Funded by MLA & Maintained by Sam Gotham in the summer and in the winter the snowmobile club works with Sam
- CPR Course. Any interest? Jim will look into options.

Water Quality Report: Chris von Alt

- Need help with shoreline monitoring at individual places
- Aquatic plant survey to get a baseline
- Additional water quality testing in the tributaries

Boating Safety: Linwood Mixer

- You need the boating safety course for anything motorized if born after 1/1/74
- Be safe. Stay 200 feet from shore and beach floats.
- After sunset must have lights
- Good idea to leave a copy of the laws in camp if you rent or have visitors.
- Snowmobiling-outlet trail will be closed by the State. Dennis Bacon- Work project will start August 13

Aquatic Nuisance/Shoreline Monitoring Program: Chris von Alt

- Need help with shoreline monitoring at individual places
- Aquatic plant survey to get a baseline
- Additional water quality testing in the tributaries

Lake Directory – Mary Von Alt

List is as up to date as possible. Only for personal use. Useful when things go wrong if you aren't present at the lake to have a way to contact you. Please update Mary if there are any changes.

Remarks & Maidstone Lake Service Award: Jim Mazzonna

Established 2014 to recognize folks who place service above themselves. Review of who is named. Nominations come from people around the lake. Board recognizes them. This year's award is presented to: Carol Anne Gorham

Additional Old Business: None**4. Nominating Committee Report**

Election of new MLA Directors. Motion for secretary to cast one vote for incumbent Directors. Sam Gorham, Jim Mewkill, and Sharon Atkinson
Linwood Mixer motion. Jan Barker Second. Approved

5. New Business: None**6. Adjournment**

Motion to adjourn at 11:09

Respectfully submitted,
Sharon Atkinson

Maidstone Lake Association President's Report

For Fiscal Year ending June 30, 2023

Thank-you for your ongoing & generous support that enriches the stewardship of this great lake and surrounding lands. Our **individual efforts** each contribute powerfully to the overall impact in creating a difference in how we leave this place to those who follow. **Your ongoing support** -- through dues or donation & volunteering help us move forward and create a legacy that will sustain the great lake and lands we all so much enjoy. All those sources of support are vital to our sustainability.

We cannot adequately express our gratitude to those who volunteer their time to support our lake community. The MLA Directors serve this community to foster the MLA mission & taking great care to act in the best interests of all owners. Please consider serving as a Board member or other volunteer position. As you might expect there are also many folks who work tirelessly behind the scenes to support the lake in so many areas.... mowing the dam, trailer parking and maintaining the boat launch, plowing, green-up day, ice-out, selling crafts, coordinating with the State, shoreline & boat launch monitoring, shoreline monitoring, helicopter landing zone designation & improvement, fire safety, and the list goes on & on. Without this amazing level of volunteerism – it simply cannot be done. Please accept our collective and eternal appreciation & gratitude for all that you do!

As we continue to share with you in Annual Reports, Maidstone Lake Mirror's, and each year at the Annual Meeting - our work **together** is a continuum of those that have served before us. There are many new challenges that face our Lake that will require our mindfulness and vigilance. While we are fortunate to have a lot of undeveloped forestlands surrounding the lake, we must not overlook the value and importance of the lake water & watershed. **The quality of the water and ecosystem are tightly woven together - so we should not take lightly those things that threaten their stability. Simply put – as the water quality goes – so goes the lake.** Our comprehensive triad of existing programs in the Lay Monitoring, Greeter, and Shoreline Monitoring activities to help us detect any issues with invasive species or degradation of water quality. These are critical programs that we will continue to support along with our efforts and practices to improve the water quality in working with the Essex County Natural Resources Conservation District to see how we can all work together to implement Best Management Practices on our properties. We need to continue to push ourselves to find ways to make improvements that result in protecting the waters we share. We have conducted a baseline of our aquatic species this summer along with other efforts to help us understand our ecosystem better and how to recognize changes in conditions. We also are fortunate to have the State complete a LWAP ...

Any lake that is unfortunate enough to have an infestation of milfoil or other aquatic nuisance does notEVER... eliminate the nuisance – rather they must plan for ongoing remediation efforts to simply “manage” the impacts of the nuisance. The reality is if we have an infestation – our **reserves may well be depleted in the first year** and then the recurring annual estimate could be upwards of \$100K or so to “control” the nuisance. There is very limited State, and unknown local support for this, so that leaves us to find the additional resources. Let's continue to support our best efforts to keep our lake free of these very devastating and permanent impacts.

To maintain the quality of Maidstone Lake is we need to continue supporting all parts of the Aquatic Stewardship & Water Quality Programs to ensure we create a sustainable pathway. We also should take steps at our camps to make sure we are thoughtful about improving/maintaining our shoreline habitat, land development, lawn care practices, and septic systems. Water quality is key to our sustainability, and we should hold ourselves accountable for the quality of our lake ecosystem.

We are so fortunate to have such a great place to share and enjoy so many year-round outdoor activities on some of the most pristine lands in Vermont. Our legacy is created by your continued generous support – through donations, membership, serving the Lake or community, volunteerism, participating when and where you can, creates a positive energy and a pay-it-forward spirit. Thank-you again for your ongoing & generous support of the MLA and please continue to foster new friendships across the great community of Maidstone.

For 15 years, the pleasure of serving the lake community and working alongside such amazing folks around the lake community and on the Board of Directors has been inspiring and fulfilling. Thank-you!

Jim Mazzonna, President

Maidstone Lake Association Treasurer's Report

For Fiscal Year ending June 30, 2022

We continue to report another good year for the Association's financial position. Much thanks to all of the members of the Association and to the Town of Maidstone. Our membership last year was **127** members. We encourage everyone to talk with your neighbors and friends and invite them to join the Maidstone Lake Association if they are not already members. Though membership is voluntary, support of the Association should be seen as an inherent responsibility of lake ownership. It makes good and proper financial sense to spread the maintenance costs of our lake among all the property owners. Many Associations **require** the financial maintenance of an area to be shared by **all** of the property owners. **100% participation** in the Association makes a strong statement and enhances our ability to get things done. Our "Mission" remains just as stated in our MLA By-Laws:

- To promote services and improvements in the Maidstone Lake area which are mutually beneficial to all owners
- To have representation with the State, Town, and Civic officials relative to property owner interests
- To promote the "Good Neighbor Policy" among the owners
- To preserve the natural beauty of the environment
- To preserve the purities of Maidstone Lake

The Maidstone Lake Association doesn't make nor enforce any regulations on your camp or lot. The State of Vermont and Town of Maidstone make and enforce regulations.

We want to continue to place significant emphasis on the Aquatic Nuisance (Boat Launch Greeters) and Shoreline Monitoring Programs. Chris von Alt continues the management of the Program. Shoreline monitoring is a very important part of the overall program by keeping a watchful eye on your piece of the shoreline. Please let Chris von Alt know of any unusual or suspicious plant growth. The 2023 Ice Out Contest made the association \$1,090.00. Preston Horton received \$1,090.00 in this year's ice-out. We greatly appreciate Sharon & Dave Atkinson for managing the Ice Out Contest including the entry records which are essential and very tedious. In addition, the dedication of Sam Gorham and Dave Lufkin with their watchful eyes on the Ice Out Clock. Another successful year with the Ice Out Contest!

Bob Champagne-Willis (105) has continued to provide invaluable volunteer bookkeeping and accounting services for the Association. His data processing system makes it easy to monitor our budget, accumulate data and produce current financial reports. The document that follows is a special single page report we have developed to have an easy way to represent our actual income and expenses for fiscal year 2022-2023 and the 2023-2024 projected budget.

Gregory B. Poer - Treasurer, Maidstone Lake Association

<u>Maidstone Lake</u>	FY22-23	FY22-23	FY23-24
	<u>Actuals</u>	<u>Budget</u>	<u>Budget</u>
Legal	5,000	5,000	5,000
Milfoil Abatement	110,000	110,000	115,000
Total Reserves	115,000	115,000	120,000
CD's	90,086		
Checking	3,646		
Money Market	51,286		
PayPal Account	100		
Prepaid Administrative Cost	0		
Prepaid Bond	0		
Prepaid Insurance	0		

Prepaid Web Site		425		
	Total Assets	145,543		
Summer Social Fund		0	0	0
911 Signs		0	30	30
Advertising Website		0	0	0
Annual Picnic Donations		0	0	0
Clothing Sales		3,311	3,000	3,000
Craft Sales		830	900	800
Dam & Boat Launch		1,873	4,000	4,000
Decal Income		0	50	50
Dues		6,900	7,000	7,000
History Book Sales		180	250	150
Ice-Out Contest		2,180	2,000	2,000
Interest		238	80	200
Milfoil - VT Grant		4,656	4,656	3,654 *
Milfoil - Maidstone		1,000	1,000	1,000
Milfoil - Donations		0	50	50
Donations - Other		200	600	600
Trailer Parking		240	250	250
	Total Income	16,952	19,210	18,730
911 Signs		290	250	300
Accounting Software		582	370	370
Annual Meeting/Picnic		3,017	2,600	1,000
Bond		0	260	260
Summer Social Fund		0	0	0
Insurance		967	1,700	1,700
Miscellaneous Costs		679	700	600
Postage		130	90	65
Vermont Registration		0	20	20
Service Awards		137	110	140
Supplies		86	400	400
Clothing		2,014	3,700	2,100
Donations - VT Traditional Use		750	750	750
Dam & Boat Launch		600	600	600
Ice-Out Donation		1,090	1,100	1,100
Milfoil/Greeters Program * Defibrillator (AED)		7,603	8,500	3,823
Purchases		1,450	500	500
Website		229	230	230
	Total Expenses	19,625	21,920	13,958

Net Balance (2,673) (2,710) 4,772

* The Grant income from the State is shown for information only. The Grant money flows to the Town and is used to fund those hired as Greeters. The MLA picks up the expenses that exceed the Grant.

The Internet of Things at the Lake

The Internet services at the lake are certainly getting better as each year passes. We rely on private companies to make this happen and sometimes it does not work out. We are excited to hear of the Fiber initiatives with NEK Broadband. You can pre-register for services: <https://nekbroadband.org>

1. Satellite: The latest player in this market is Starlink which works well for those that have installed it. For Starlink:

- you need to have a view of the N/NE sky.
- speeds could be 50Mbps or higher download and 20Mbps or higher upload.
- latency is advertised as 20-40ms which is fine for most all applications.
- there are no data caps - at the moment - like other satellite providers.
- understand it does not pass SIP protocol which would mean no WiFi calling now.
- Cost of service is \$99 per month plus the one-time equipment charge of \$600.
- self installation.
- There is a Starlink App you can download, and it will walk you through locating the antenna placement on your property. You can do this without ordering service.

More info at:

<https://www.starlink.com>

Type in your service address and you will be either able to sign-up to be notified or allowed to order equipment. [855-627-2554](tel:855-627-2554)

Starlink: <https://www.starlink.com>

2. DSL: This service is provided by Consolidated Communications and working well for many around the lake - but not all. This service is where the Telephone companies can use existing copper phone lines to multiplex the data and provide homes with Internet. Works well but is limited in the speed it can provide. Relatively cost effective and if you are within the prescribed distance of the Telephone building which is located on the East side.

DSL Services

Consolidated: [603-703-9865](tel:603-703-9865)

<https://www.consolidated.com>

3. NEWCo Wireless Services on Maidstone Lake: So, these companies like NEWCo leverage existing services & technologies and then add value. So, a good example of this is New England Wireless Co (NEWCo). NEWCo uses a fiber optic connection to the outside world and then has set up a series of wireless access points around the lake to which you can connect to through a box that they provide. This system has been operational for several years and has been recently upgraded. You will need to call them to set-up the service. Pursuant to a grant from the State of VT New England Wireless Co. ("NEWCo") is now offering Internet access with increased speeds.

NEWCo Customer Support: 877-543-8429

4. Cellular Data: Anyone who has a smart phone has a data plan and these devices can be used to connect to the Internet. These systems rely on Cell Data towers to provide connectivity. Hopefully, in the next few years – newer technologies like 5G will create better Internet access at the lake. If we had good cell service into the lake you could also "hot spot" your cell phone to provide Internet. 5G has great data throughput but requires towers to beam down into the lake.

5. Cable: This may never happen either due to low density of population - but it uses Coaxial Cable to provide TV & Internet services. Doubt Spectrum or other providers will find payback by routing cable to the lake.

6. Fiber to the House: Maybe soon?! There is an ongoing project for fiber optic connectivity for all NEK residences sponsored by the NEK CUD. The estimate for high-speed internet for Maidstone Lake should be within 2-3 years?

Speed: Speed matters! Generally, you will be able to get somewhere between 1.25 – 30 + Mbps on the services that are available to the lake. Those are terrible speeds compared to what you can get in the rest of civilization - but this is what we have! Your actual mileage may vary - your speed will be what you experience - NOT what they sell you! The costs vary as well from something like \$90+ or so and up.

Which Internet Option is best? The one that works! Seriously - there are many factors in each of these services that need to be considered. Availability is the largest driver - some of these services will not work in certain locations of the lake - or work the way you expect it.

This stinks - who can I voice my opinion with? This is interesting because if you look at what the Vermont DPS states on their website - it is a private issue.

<http://publicservice.vermont.gov/telecom/consumers>

You can certainly email the Vermont Department of Public Service with your questions & inquiry. BUT - the fact of the matter isthis is from their website:

Broadband (From Vermont DPS Website)

"Broadband services such as DSL, cable modem, dial-up Internet, wireless and satellite have been deregulated at the federal level by the FCC. What this means for consumers is that the state of Vermont cannot compel any company to offer broadband services, nor can the Board or the PSD regulate how these services are offered or what companies charge for them. The Telecommunications and Connectivity Division can assist consumers in finding out what broadband options are available in their area." For more information on Vermont DPS Broadband Initiatives:

<https://publicservice.vermont.gov/connectivity>

Resources for you 7X24: Reminder that our Lake Website and the Town have Maidstone Website have online resources for your convenience.

Maidstone Lake

<https://maidstonelake.net>

Town of Maidstone

<http://www.maidstone-vt.org>

Maidstone Lake – Membership Form

<https://securservercdn.net/104.238.71.109/av5.10a.myftpupload.com/wp-content/uploads/2022/04/MLA-Membership-2022-23.pdf>

Maidstone Lake – Pay Online Membership Form – PayPal

<https://maidstonelake.net/membership>

Maidstone Lake – Pay Online Boat Trailer Form – PayPal

<https://maidstonelake.net/trailerparking>

Maidstone Waste Schedule

https://drive.google.com/file/d/1o7Bxgdba6BpBNLzhMLwZwXfl2CUEb_is/view

Boating Safety Guidelines

<https://av5.10a.myftpupload.com/wp-content/uploads/2019/05/Vermont-Boating-Regulations-Resources.pdf>

Maidstone Lake E-Resources Page

<https://maidstonelake.net/mla-lake-info>

Maidstone Lake Classified Section

<https://maidstonelake.net/lake-classifieds>

Maidstone Lake Quick Link Resources

<https://maidstonelake.net/links-of-interest>

Town of Maidstone – Documents & Policies

<http://www.maidstone-vt.org/documents>

Town of Maidstone – Town Officials

<http://www.maidstone-vt.org/town-officials>

Town of Maidstone – Meetings Info Page

<http://www.maidstone-vt.org/meetings>