

**Lake Buel**  
**Restoration / Preservation District**  
**Annual Meeting**

**Saturday, May 27, 2023**  
**10am**

**Monterey Fire Department**  
411 Main Road, Monterey

**Your Participation Is Critical:**

**EITHER**

**Send in your proxy vote**

**OR**

**Bring this warrant packet  
with you to the meeting.**

A **quorum** of district proprietors by proxy and attendance is **mandatory** to conducting business directly related to the weed harvesting program implemented on Lake Buel as well as management of the Lake Buel water control device and outlet.

LAKE BUEL  
RESTORATION/PRESERVATION DISTRICT  
P.O. BOX 236  
MILL RIVER, MA 01244-0236

April 13, 2023

Dear Lake Buel District Proprietors:

As Clerk of the Lake Buel Restoration/Preservation District, I would like to inform you that the Annual District Meeting will take place as required in the By-Laws on Saturday, May 27, 2023 at 10:00 AM. The annual meeting will be held at the Monterey Fire Department, at 411 Main Road, Monterey. Please try to arrive by 9:30 AM as it is necessary to register attendees and proxies to establish a quorum before the meeting can officially start.

If you are not able to attend this meeting, or if you are not positive that you will be attending, PLEASE return the enclosed proxy designating another district proprietor who will be present at the meeting to represent you. Please complete, sign, and return your proxy to the District Clerk at P.O. Box 236, Mill River, MA 01244, or email to [lakebuedistrict@yahoo.com](mailto:lakebuedistrict@yahoo.com), at your earliest convenience.

You may choose one of the following members of your Prudential Committee to act as your proxy or any other district proprietor who will be in attendance.

Committee Member	Mark Amstead	413-528-1853
Committee Member	Wayne Dolby	413-446-0266
Committee Member	John Halbreich	413-528-0991
New Marlborough Rep	Chris Hassett	413-528-2066
Monterey Rep	Kyle Pierce	413-528-9213

Enclosed are the following:

1. Cover Letter from District Clerk
2. News from the Prudential Committee
3. Financial Update from Treasurer
4. FY 2024 Warrant Notice - includes budget
5. Minutes of Fiscal Year 2023 Meeting
6. Proxy Form - Must be signed by a District proprietor

Respectfully,

Kathy Chretien  
District Clerk

Dear Fellow Proprietors,

The Prudential Committee for Lake Buel has been working diligently since our last meeting. We would like to report that the current finances for supporting our current budget levels are strong.

Our concern is how to maintain our Lake so that it continues to be a source of pleasure for all of us. There have been many discussions about the changing character of our lake so that we can bring to you our concerns and possible recommendations.

At last year's Annual Meeting, a volunteer committee was formed to study different ways that we could care for Lake Buel, such as dredging, DASH, etc. They found out how dredging could be done, and how difficult and expensive it would be. DASH (Diver-Assisted Suction Harvesting) might be a possibility for small areas that proprietors might use at their waterfronts. We would like to thank the volunteer subcommittee for their efforts.

We continue to work with LAPA-West, to do water sampling for cyanobacteria and phosphates. The result on the phosphates is concerning, not good at the beginning and worse at the end as the lake temperature has increased. This would require some studying to find where it's coming from. We have had some elevated levels of cyanobacteria, but no serious outbreaks. We wish to extend thanks to Ginny Hyde for diligent efforts.

It's been a very strange winter here on Lake Buel, very few periods where it was cold enough to be safe on the ice, and rarely has the whole lake had ice at once. This may be normal in the future with climate change. But Spring and Summer are coming. We hope to get the harvester out early. The water has remained high all winter, who knows what spring weather will bring. Here's looking forward to a great summer.

For those of you who don't know, there is a new Lake Buel Google Group. You can join by contacting either Ginny Hyde at [geeger200@gmail.com](mailto:geeger200@gmail.com) or Jerry Weinstock at [jerry.weinstock@gmail.com](mailto:jerry.weinstock@gmail.com). This is where you can receive official minutes, agendas and the Districts activities.

The Prudential Committee

LAKE BUEL DISTRICT  
BANK BALANCES

MONTH END 3/31/23

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General cash - Checking	1,715.00
General cash - Money Market	141,521.29
Stabilization	42,248.03
Equipment Replacement/Repair Account	53,789.13
Lake Level Control Assesment	13,322.07
Euthropic Remediation Account	20,524.81
<hr/>	
Total on deposit	273,120.33
Estimated	
Bal of appropriation unspent	4/1/2023 32,166.23
<hr/>	
<b>Total on Deposit</b>	<b>240,954.10</b>

LAKE BUEL DISTRICT  
**Tax COLLECTION REPORT**  
 YTD FY23  
 thru 4/13/23

Tax Year	New Marlborough	Monterey	Fees\ Fines	Treasurer Bank Interest	Interest From Collections	misc	Total
2022	49,603.92	34,856.83					84,460.75
2021	158.05	771.23					929.28
2020	160.29	224.91					385.20
2019		204.92					204.92
prior years	18.85	1,340					1,358.72
other inc	-		225.00		3,782.36		4,007.36
<b>Total</b>	<b>\$49,941.11</b>	<b>\$37,397.76</b>	<b>\$ 225.00</b>	<b>\$ -</b>	<b>\$ 3,782.36</b>	<b>-</b>	<b>\$ 6,885.48</b>
							<u><u>91,346.23</u></u>

# LAKE BUEL RESTORATION / PRESERVATION DISTRICT

## ANNUAL LAKE BUEL DISTRICT MEETING

MAY 27, 2023

### WARRANT NOTICE

Fiscal Year July 1, 2023 - June 30, 2024

#### GREETINGS:

In the name of the Commonwealth of Massachusetts, and pursuant to the authority granted to the Prudential Committee of the Lake Buel Restoration/Preservation District by the General Court under Chapter 756, the Prudential Committee is directed to notify and warn the property owners of said District, within the Towns of Monterey and New Marlborough, who are qualified to vote on matters relating to the District, to meet at the Monterey Fire Department Pavilion, 411 Main Road, Monterey, on Saturday, **May 27<sup>th</sup>, 2023 at 10:00 AM** then and there to act on the following:

**Article 1.** To bring in their nominations and votes for the election of District Moderator for a term of one year.

**Article 2.** To see if the District will vote to accept the minutes of the previous Annual Meeting held on May 28, 2022.

**Article 3.** To see if the District will vote to accept the Report of the Treasurer for the Fiscal Year 2022 (July 1, 2021 through June 30, 2022) YTD.

**Article 4.** To bring in their nominations for the election of the following officers:

	Prudential Committee Nominees
a. District Clerk for one year	Katherine Chretien
b. District Treasurer for one year	Katherine Chretien
c. Prudential Committee: one member for three years	Wayne Dolby ( <b>incumbent</b> )

**(Article 5. Budget – see next page.)**

**Article 6.** To see if the District will vote to authorize the Prudential Committee to borrow such sums as may be necessary in anticipation of tax receipts for the Fiscal Year 2024, and to issue District Notes therefore as provided under the Special Act.

**Article 7.** To see if the District will vote to authorize the Prudential Committee to accept gifts from proprietors or any other entity for the benefit of the District.


**Article 8.** To see if the District will vote to transfer from Free Cash \$3,000(three thousand dollars) to the Equipment Replacement/Repair Stabilization Account.

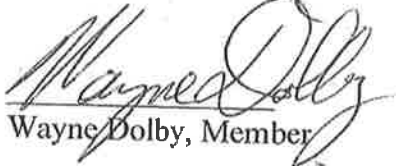
**Article 9.** To transact any other business that may come before the meeting.

Hereof, fail not and make return of this Warrant with your doings thereon to the Clerk of said District at or before the time of said meeting.

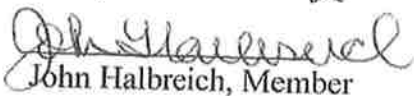
Given under hand and seal of the Lake Buel Restoration/ Preservation District on this 1st day of April, 2023.

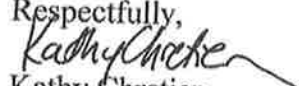
  
Mark Amstead, Chair

  
Kyle Pierce, Monterey Delegate

  
Wayne Dolby, Member

  
Chris Hassett, New Marlborough Delegate

  
John Halbreich, Member

Respectfully,  
  
Kathy Chretien  
District Clerk

**MINUTES OF THE  
ANNUAL LAKE BUEL RESTORATION/PRESERVATION DISTRICT MEETING  
FISCAL YEAR JULY 1, 2022 TO JUNE 30, 2023  
MAY 28 2022**

The meeting was brought to order by Mark Amstead at 10:06 AM with 61.15% of the District area represented. In attendance: Prudential Committee members Mark Amstead, Kyle Pierce, Chris Hassett, and Wayne Dolby. Also present was the District Attorney Peter Brewer.

**Article 1.** To bring in their nominations and votes for the election of District Moderator for a term of one year. **A motion was made, seconded to nominate Liza Catino. Voted – Unanimous, Liza Catino**

**Article 2.** To see if the District will vote to accept the minutes of the previous Annual Meeting held on May 28, 2021. **Voted - Unanimous**

**Article 3.** To see if the District will vote to accept the Report of the Treasurer for the Fiscal Year 2021 (July 1, 2021 through June 30, 2022) YTD. **Voted - Unanimous**

**Article 4.** To bring in their nominations for the election of the following officers:

	Prudential Committee Nominees
a. District Clerk for one year	Katherine Chretien
b. District Treasurer for one year	Katherine Chretien
c. Prudential Committee: one member for three years	Mark Amstead (incumbent)
one member for two years	John Halbreich

**A motion was made, seconded and so voted unanimous Katherine Chretien for District Clerk and District Treasurer and Mark Amstead for the Prudential Committee.**

**A motion was made, seconded to nominate John Halbreich. Voted – Unanimous**

**John Halbreich mentioned that he is looking forward to working with the Board and keeping the lake clean and in order. John also mentioned that he is a full time resident and a member of the Fire/Rescue.**

**Article 5.** Motion to see if the District will vote to raise and appropriate the sum of \$ 91,049.00 for the purposes constituting proposed expenses of the District for Fiscal Year 2023.

**A hold were placed on lines: 5005, 5007, 5009, 5014, 5026, 5028, 2029, & 5030. Mark Amstead held line 5005 to add an increase of \$1500 for a new laptop. A voter inquired on why so much for a laptop. Mr. Amstead stated that the price would include the laptop, software, and technical support fee, and if there is any funds left over it would go to free cash. A voter inquired on the amount for line 5007. Mr. Amstead stated that it is just a line item amount. A voter mentioned that line 5007 in the variance budget didn't include the \$500.00 increase. There was much discussion regarding line 5014, voters were concerned about water quality and suggest that water tests need to be done on a regular basis especially in the East Cove side. Mrs. Kyle Pierce mentioned that Lapa West is doing**



testing every two weeks in the beginning of the summer and then weekly. Mr. Wayne Dolby mentioned that both camps do testing. Mr. Dolby mention that camp Kutsher does both water and lake testing every five weeks. Mr. Amstead mentioned that he is not sure if the employees are in the office that work for the State, but the Board will contact them to come and look at the lake. Mr. Chris Hassett mentioned that the Board of Health's require testing be done just like the State requires testing. The Board will post testing results on the Lakebuel.org site. A voter inquired on what does beaver control mean. Mr. Amstead mentioned that the Board hired a beaver trapper to trap the beavers, which is permitted and if any beavers are trapped they are destroyed. Mr. Amstead mentioned that the Board is watching the dams and will report any erosion. Mr. Hassett mentioned that there are signs in place at the dam to the left to portage your kayaks over to get in the channel. Mrs. Catino extend gratitude to the Board on their effort to take care of the Lake. Mr. Hassett held line 5026 to request an increase of 10% bringing the amount to \$9350.00 for the fireworks display. A voter mentioned that line 5028 variance budget didn't include the \$50 increase. A voter inquired why the decrease of line 5029 and the decrease amount wasn't listed on the variance budget. Mr. Amstead mentioned that the Treasurer/Tax Collector has found a company that is cheaper and will provide better service. Mr. Amstead held line 5030 since there was a typo in the budget amount, which should be \$3000.00 not \$300.00. After discussion a motion was made, seconded and so voted to unanimously approve the FY23 budget.

**Article 6.** To see if the District will vote to authorize the Prudential Committee to borrow such sums as may be necessary in anticipation of tax receipts for the Fiscal Year 2023, and to issue District Notes therefore as provided under the Special Act. **A motion was made, seconded and so voted to approve Article #6 unanimous.**

**Article 7.** To see if the District will vote to authorize the Prudential Committee to accept gifts from proprietors or any other entity for the benefit of the District. **Voted - Unanimous**

**Article 8.** To see if the District will vote to transfer from Free Cash \$3,000.00 (three thousand dollars) to the Equipment Replacement/Repair Stabilization Account. **Voted - Unanimous**

**Article 9.** To transact any other business that may come before the meeting. **A voter inquired as to why there's no Article for funds for the Eutrophication Remediation Account like last year. Mr. Amstead mentioned that the Board doesn't have a clear view and what might occur. Mr. Hassett mentioned that the Board has been researching dredging which is very expensive and the cost is way out of the District budget means. Mrs. Ginny Hyde mentioned that she would be willingly research grants. Mr. Jerry Weinstock mentioned that he is willingly to do some research. Ms. Paul Hatch suggested to contact Berkshire Natural Resources Council since they were a big help in the past. A few voters will establish a subcommittee to research grants and solutions for the Lake. A voter inquired on the collection amount, it was mentioned that the amount listed is what has been collected thus far in FY22. A voter inquired on who they contact for weed control now that Mr. Hagen isn't on the Board. Mr. Amstead stated he will be the person to contact. A voter inquired as to why be the meeting not held at in the church hall. Mrs. Pierce mentioned that COVID and parking is the issue having the meeting at the church hall. A voter**

**inquired on if the Board would use a microphone for next year meeting. Yes the Board will have a microphone for the next meeting. A voter mentioned that they are concerned about the noise of the boats on the lake. Mrs. Pierce mentioned that about ten years ago a nuisance regulation was approved which was found not to be legal and we cannot control this. It was recommend that if there's any problems with noise to contact Chief Garth in Monterey who is the Harbor Master at 528-3211 which is the non-emergency line. A voter express the desire to hold a tax sale to raise funds that would be given to the District as a gift. After discussion a motion was made, seconded and so voted to approve Article #9.**

**Motion to adjourn the Fiscal Year 2023 Annual District Meeting at 11:31AM. Unanimous**

Respectfully submitted,

Kathy Chretien, LBD Clerk

**LAKE BUEL RESTORATION/PRESERVATION DISTRICT  
PROXY FORM**

The undersigned is/are the owner(s) of record of the property identified below.

1) Identify your property:

Owner(s) name(s): \_\_\_\_\_

Property number and street address: \_\_\_\_\_

Town: \_\_\_\_\_

2) Identify your Proxy (the name of the District Proprietor who will be authorized to vote on your behalf):

I/We appoint \_\_\_\_\_

(Print Proxy name clearly.)

to vote as proxy for the undersigned at the Annual District Meeting called by Warrant of the Prudential Committee of the Lake Buel Restoration/Preservation District acting under the authority of chapter 756, Act of 1985 of the Massachusetts General Court to be held at the Monterey Fire Department, 411 Main Road, Monterey, Massachusetts on May 27, 2023 at 10 AM, and at any or all adjournments thereof, and to cast any vote which the undersigned would be entitled to cast at said meeting if then personally present or otherwise represented, and provided under the Act, Chapter 756, including, but not limited to, the taking of such votes, either for or against adoption as my/our proxy shall determine with respect to each of the Articles set forth in the Warrant referred to above.

3) The undersigned owner(s) hereby authorize the above named Proxy and further acknowledge(s) receipt of a copy of the Warrant.

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Signature	Print Name	Date
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Signature	Print Name	Date
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Please mail Proxy Form or email to:  
District Clerk  
Lake Buel District  
PO Box 236  
Mill River, MA 01244  
[lakebueldistrict@yahoo.com](mailto:lakebueldistrict@yahoo.com)

