



2022 ANNUAL REPORT

Boone Lake Dam Management District



July 10, 2023

Exeter Town Council
675 Ten Rod Rd,
Exeter, RI 02822

Stacey Pinto, Environmental Engineer III
Rhode Island Department of Environmental Management, Office of Compliance, and Inspection
235 Promenade Street
Providence, RI 02908-5767

In accordance with Sec. 42-197 of Exeter Code of Ordinance, Part II, Ch. 42, Article VIII (2018), the Board of Directors of Boone Lake Dam Management District submits this annual report for your consideration. In this annual report we will highlight projects completed, state of our dam and properties, and give an overview on our plan for the 2023-2024 fiscal year.

If you have any questions or concerns, please feel free to contact me.

Sincerely,

Erin Ingebretsen
Chairperson / Gatekeeper

BOARD OF DIRECTORS FOR FISCAL YEAR 2022-23			
Erin Ingebretsen	Chairperson	2024	Term Expires
Vacant	Vice-Chair	---	
Meredith Ingebretsen	Clerk	2024	
Joanna King	Treasurer	2024	
Tim Venter	Collector / Assessor	2024	
Erin Ingebretsen	Gatekeeper	2024	
Doug Fulford	At-Large	2024	
Christal Shola	At-Large	2024	
Becky Sprague	At-Large	2024	

ABOUT US

The Town Council of the Town of Exeter voted and approved the creation of the Boone Lake Dam Management District (Part II, Ch. 42, Article VIII) in 2007 due to the increasing costs and inability for the former Boone Lake Improvement Association to maintain the Boone Lake community properties i.e., State Dam No. 219, boat launches and clubhouse. The district was formed pursuant to the authority granted under enabling legislation that had been promoted by the State of Rhode Island Department of Environmental Management. On December 11, 2007, the Town Council appointed the initial members of the Board of Directors, and the first official meeting was held on Tuesday, September 23, 2008.

GENERAL

At the 2022 annual financial meeting, the BLDMD elected a Clerk, Treasurer, Tax Assessor/Collector, and three at-large members as all positions were expiring. The new BLDMD Board of Directors (BOD) reviewed the Ordinance (Part II, Ch. 42, Article VIII) and made immediate actions that had not been implemented since the original Ordinance approval in 2018. One of these included electing a chairperson. The district voted Mr. Erin Ingebretsen as chairperson of the BOD.

The BLDMD struggles with attendance and engagement of community members at meetings. As you are aware the BLDMD has 181 parcels, excluding the BLDMD and Town owned parcels in the district. Although some owners own multiple lots, on average we are only seeing less than 30% of parcels represented at quarterly meetings. Last year’s annual financial meeting only twenty-six were in attendance

– one more than the necessary quorum needed for a vote. In 2023, our scheduled annual financial meeting was continued definitely for two weeks due to not having a quorum.

The volunteer BOD has experienced threats by residents who are channeling their frustration from the lack of consistency when contacting the appropriate agencies to submit complaints and getting mixed messages from all involved. For example, during early part of 2022, complaints were submitted to BLDMD asking for our assistance regarding boating violations to Town of Exeter Ordinances, and Rhode Island Department of Environmental Management (RIDEM) laws on Boone Lake. Initially, the resident had contacted RIDEM and the Rhode Island State Police (RISP). At that time, the resident had informed us that both entities stated to them enforcement of State laws or Local ordinances were not their responsibility as Boone Lake is considered private property. We had informed the resident that BLDMD was not able to enforce any laws or ordinance and directed them again to contact the RISP and RIDEM. After lengthy discussions, the BLDMD sent correspondence to the RIDEM, RISP, and Exeter Sheriff and Town Council, explaining the situation and requesting clarification. BLDMD received correspondence in October 2022 from Mr. Marusak outlining those needing to submit complaints in violation of Exeter town ordinances, or Rhode Island laws, need to be resolved through the appropriate channels (RIDEM and RISP). This message was conveyed to all residents of BLDMD. However, these sorts of miscommunications and "passing of the buck" is putting the BLDMD in a position to being attacked, either verbally or in written form, by residents. The message of who is responsible needs to be better communicated to the entities accountable.

During early 2023, members of the BOD learned new residents are informed by real estate agents that the “fees” or “association fees” from BLDMD are “optional” We have begun communicating with residents what the purpose of the BLDMD is and is not. Primarily that the BLDMD is not a Homeowners Association, we are a Taxing District, with legal authority to collect taxes for the maintenance of the Dam and District owned properties.

INFRASTRUCTURE

In 2022 the BLDMD received its bi-annual inspection by the contracted engineering firm (PARE Corporation) supplied by RIDEM. In addition, an onsite inspection by the Office of Compliance and Inspection, Dam Safety Program was conducted. No deficits were found.

Also, in 2022, our private insurance agency inspected the dam, and district owned properties. They made recommendations that we have complied with, including, adding locks, chains, and signage to our

property's entrances and the dam valve mechanism. They also requested no trespassing signs at strategic points around the lake and properties to reduce liability.

In May of 2022 BLDMD sent a letter to the Public Works Director regarding the deterioration and condition of the bridge over Roaring Brook on West Shore Drive. Although we received no return correspondence, a small temporary patch was applied to one of the areas of concern. BLDMD and our residents have grave concern on the integrity of this bridge and its ability to hold up to weight of emergency vehicles and large trucks that are passing over it daily. Currently there is no weight limit signage. We will be following up with the new Department of Public Works Director about our ongoing concerns regarding bridge integrity.

LAKE AND DAM HEALTH

December of 2021 BLDMD contracted with Northeast Aquatic Research (Manchester Center, CT) to survey the lake for aquatic weed control. The survey found Boone Lake had invasive milfoil in eight areas and dense nuisance weeds in several areas. BLDMD contracted with Pond and Lake Connection (Brookfield, CT) to complete the treatment of the lake. The lake had not been treated since 2017. The treatment was performed on June 22, 2022.

- We continue to participate in the URI Watershed Watch.
- Our ongoing monitoring of two historical leaks has shown no changes to the output or sediment.

EMERGENCY ACTION PLAN

BLDMD Emergency Action Plan was updated and approved by Exeter Emergency Management Director and RIDEM in June of 2022. The plan will again be reviewed and updated this Fall and submitted for approval to the RIDEM and Exeter EMD.

PROJECTS COMPLETED DURING FISCAL YEAR 2022-23

- BLDMD contracted with a local land survey company to survey and document district-owned properties.
- Grass seeding of western facing portion of dam. This will reduce erosion of the earthen portion of dam.
- Installation of automatic sprinkler system for irrigation at the peak of dam.
- Removal of vegetation over-growth around spillway.
- Rehabilitation and renovations began on our clubhouse. It is our plan to utilize the clubhouse through District use and lake community members for various functions. BLDMD implemented a way for BLDMD residents to utilize our clubhouse for personal functions (birthdays, meetings, etc.)

EVENTS

April 22-23, 2023, our community participated in Earth Day. Community members assisted with cleaning up trash and debris on the side of roads and on our beach. While others cleaned up and made repairs to our clubhouse.

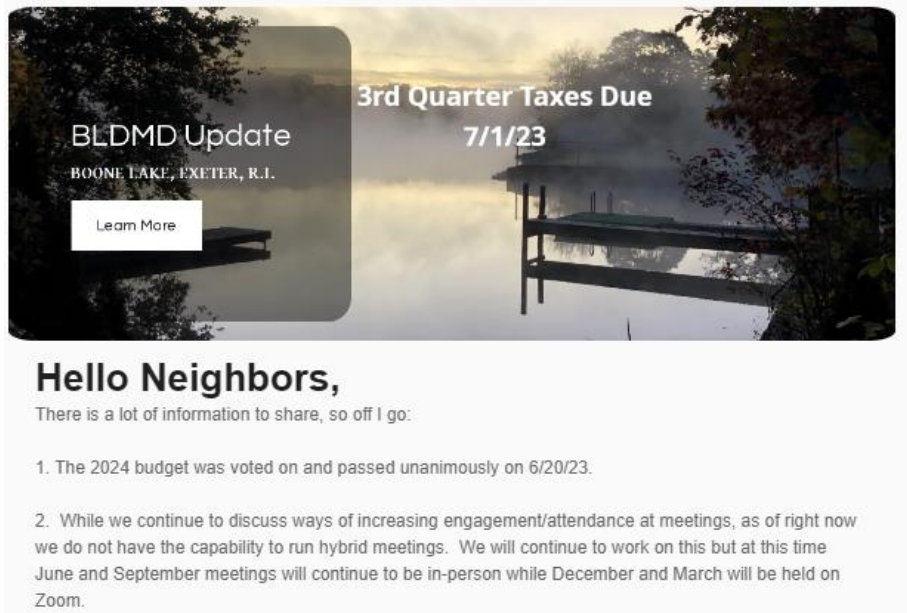


During the July 4th, 2022, holiday BLDMD community members participated in our annual boat parade. Community members on the lake dressed up their boats, canoes and paraded around the lake celebrating the fourth of July while showing off their designs.

COMMUNITY FOCUSED

The new BOD of BLDMD updated our website and streamlined communication with residents by using an email newsletter service to send out communications, reminders, and important messages.

BLDMD Update Email Blast Sample:



BLDMD submitted written testimony in support of House Bill No. 8205, *An Act Relating to Water and Navigation – Dam Permits*. We also continue to monitor the ongoing dispute between the owner of Johnsons Pond dam and water control gate and RIDEM and the Town of Coventry.

BUDGET

INCOME

Total Assessed Value (180 Properties)	\$43,602,400.00
Average Per Thousand	\$5.26
Average Weight Per Property	0.00529
<i>Total Income</i>	<u>\$36,705.00</u>

EXPENSES

Insurance

Property & Casualty Insurance	\$4,895.36
Fidelity Bond	\$359.00

Tax

Property Tax	\$4,259.00
Fire Tax	\$528.00
Income Tax	\$44.00

Total Taxes and Insurance \$10,085.36

Equipment, Maintenance, & Projects

General Administration	\$620.00
Utilities	\$580.00
Landscaping	\$1,500.00
Water Quality Testing	\$700.00
Vegetation Removal at Dam	\$470.00
General Maintenance/Repairs	\$500.00
Sprinkler Maintenance	\$200.00
Earth Day Fees	\$50.00
Fee for Permit to Lower Lake	\$0.00

Revolving Funds

Weed Control Fund	\$7,000.00
Irrigation Improvement Fund	\$0.00
Beach Committee	\$0.00

Total Equipment, Maintenance, & Projects \$11,620.00

Reserve Dam Fund \$15,000.00

Total Budget \$36,705.36

ANNUAL MEETING

A budget of \$36,705 a \$660 increase from the 2021-2022 was passed on June 7, 2022, for the 2022-2023 fiscal year. As mentioned earlier, our original 2023 annual financial meeting was continued definitely because of a lack of quorum to vote on the budget. However, on June 20, 2023, a budget was passed for 2023-2024 of 36,847 a \$142 increase from last year. While some line items were reduced or eliminated, our biggest increase was in legal fees. These increased legal fees are from tax liens being placed on properties for non-payment of taxes.

ACTION ITEMS FOR 2023-24

- Create task force to review ordinance and make recommendations (if any) to the Exeter Town Council.
- Initial draft bylaws to be introduced at September meeting. Bylaws have never been completed since the original (2018) Ordinance was enacted.
- Implement Mission statement for BLDMD.
- To improve communications and process with the Town, our Clerk, Treasurer and Tax Assessor will be reaching out to request meetings with their counterparts within the Town of Exeter to discuss our own process and where we can improve.
- Job description development for all Board of Director positions.
- Annual update to BLDMD Emergency Action Plan.
 - Gatekeeper to meet with the new Emergency Management Director and Director of Public Works to review EAP and make any necessary updates.
 - Tabletop session with stakeholders to work through the EAP.
 - CodeRed sign up drive for residents as part of EAP.

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Contact Information

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