

Welcome to the 2025 Amston Lake District Annual Meeting



Ducks in the morning
By Paul Oliver

Agenda

- ▶ Call To Order
- ▶ Roll Call of Officers and Directors
- ▶ Introductions of Board of Directors
- ▶ Acknowledgements
- ▶ Approve May 18, 2024 Meeting Minutes
- ▶ Approval of Ordinance updates
- ▶ Review of Lake Operations and Committees
- ▶ Election of ALD Board of Directors
- ▶ Election of ALD Board Officers
- ▶ Tax Collector's Report
- ▶ Treasurer's Report
- ▶ Consider and Act Upon the Proposed Budget for FY 2025- 2026
- ▶ Establish Date for the 2026 District Annual Meeting
- ▶ Adjournment

2024 - 25 Board of Directors

- ▶ Frank Hoisl, President
- ▶ Brandon Pelegano, Vice President
- ▶ Jim Caines, Treasurer
- ▶ Liz Bowen, Clerk
- ▶ Teri Nixon
- ▶ Jeff Greenfield
- ▶ Karen Patterson
- ▶ Jeff Arpin
- ▶ Karen Rustico

Approving May 18, 2024 Annual Minutes

- ▶ Can I get a motion to accept the May 18, 2024 Minutes?
- ▶ A Second
- ▶ Any discussion?
- ▶ Time to vote
 - ▶ Show of Hands

Review Lake Operations: 2024 - 2025

- ▶ Sent out 35 email blasts to the District, 689 email subscribers.
- ▶ Continuing a hybrid monthly board meeting format.
- ▶ Held special meeting with residents in April to discuss the ordinances.
- ▶ Newsletter is available !!!

Review Lake Operations: 2024 - 2025

- ▶ Continued distribution of welcome packages to new residents
 - ▶ Explaining the responsibilities of the ALD and ALA organizations.
- ▶ Continuing the pre-filled online registration form for beach, parking and boat passes for those who registered last year. Makes the process much easier for the residents
- ▶ 5th year of resident Beach Pass Checkers.

Lebanon Roads Committee

- ▶ **Members:** Brandon Pelegano(Chair), Jim Caines, Jodi Stubbings, Mary Withey
- ▶ Maintain 16 private roads in Lebanon
 - ▶ Plowed five storms and sanded 16 times.
- ▶ Started a Maintenance Contract for pothole repair.
 - ▶ The contractor reviews road status after storms, and quickly makes the necessary repairs per the contract.
 - ▶ The contractor also cleans waterways and catch basins twice a year.

Lebanon Roads Committee

- ▶ Cove, Island Beach, Beech, Park, Ledge and Wildwood roads
 - ▶ Received multiple loads of stone to maintain proper pitch
 - ▶ Crowning was repaired to redirect water flow
 - ▶ Where required new water culverts were created to help with water drainage
- ▶ **Kelly's Corner**
 - ▶ New drainage piping installed

Long-Term Goals

1. Proper pitch on all roads
2. Maintenance contract to react quickly to sudden storm issues before costs escalate



Lake Health Committee

Members: Jeff Arpin (Chair), Joyce Clark, Kathy Feldman, Les Parlin, Jean Waleszczyk, Ari Novis, Duncan Keith, Kate Murphy

- ▶ Eyes on the Lake
 - ▶ Responded to District residents regarding invasive plant concerns
- ▶ Initiated DEEP permit cycle for treatment of invasive species should they occur in the lake
 - ▶ No invasive species were found in 2024
- ▶ Created invasive species handouts that were distributed at all boat pass events as well as posting information signs at all ROWS, boat ramp and beaches.

Lake Health Committee

- ▶ Performed cooperative deepwater sampling with Limnologists to monitor important lake parameters
 - ▶ Added continuous sensing of dissolved oxygen and temperature profile testing
- ▶ Continued monitoring 10 stormwater locations around the lake
 - ▶ Sampling adjustments were made based on 2023-24 data
- ▶ Continue weekly sampling of beach lake water for E.coli
- ▶ GZA presented their yearly lake health summary on June 8, 2024



Lake Health Committee

- ▶ **Connecticut Agricultural Environmental Station (CAES)**
 - ▶ Updating the tangential plant survey they performed in 2006
 - ▶ Provided an Invasive Species informational seminar on 6/8/24 at our clubhouse
- ▶ Implemented shoreline cattail maintenance plans and monitoring performance
- ▶ Continued to work with local governments on road sweeping, catch basin cleanout, erosion control, salt-use, and road safety.



Beaches and ROWs Committee

Members: Teri Nixon (Co-Chair), Karen Patterson (Co-Chair).

Committee Volunteers: Lisa Salerno, Kathy Feldman, Jan Garrett, Karen Hinch, Marge Nichols, Jodi Stubbings, Mary Withey, John Slauenwhite, Linda Farina and Cherie Shaft

- ▶ Coordinated fall and spring cleanup of beaches and ROWs, including leaf and branch removal and cleaning of memorial benches
- ▶ Maintained landscaping and made repairs
 - ▶ Washout of gravel path at Ryan Terrace, repositioning of boat racks
- ▶ Maintained and improved plunge pools
 - ▶ Rebuilding plunge pool at Oakland ROW
- ▶ Coordinated purchase and installation of memorial benches and trees
- ▶ Surveyed Francis ROW

Long-Term Financial Planning Committee

- ▶ Members: Karen Patterson (Chair), Lisa Gonsor, Jim Caines, Jay Gallant, Teri Nixon

- ▶ Clubhouse Capital Improvements
 - ▶ ALA has requested \$8000 in next year's budget to cover half the cost of new roof
 - ▶ This is the final large capital expense for the clubhouse
- ▶ Dock Repairs/Enhancements
 - ▶ ALD Board agreed all fees collected for dock rental will go into new dock fund, beginning spring 2025
- ▶ Identified additional need for:
 - ▶ Duck Pond dam repairs:
 - ▶ Recommendations will be provided in 2026-27 budget request
 - ▶ Tree work to be done in support of Main Dam within 2024-25 budget
- ▶ Recommended low risk investment fund managed by State of CT for municipalities to increase interest income

Weed/Lake Usage Committee

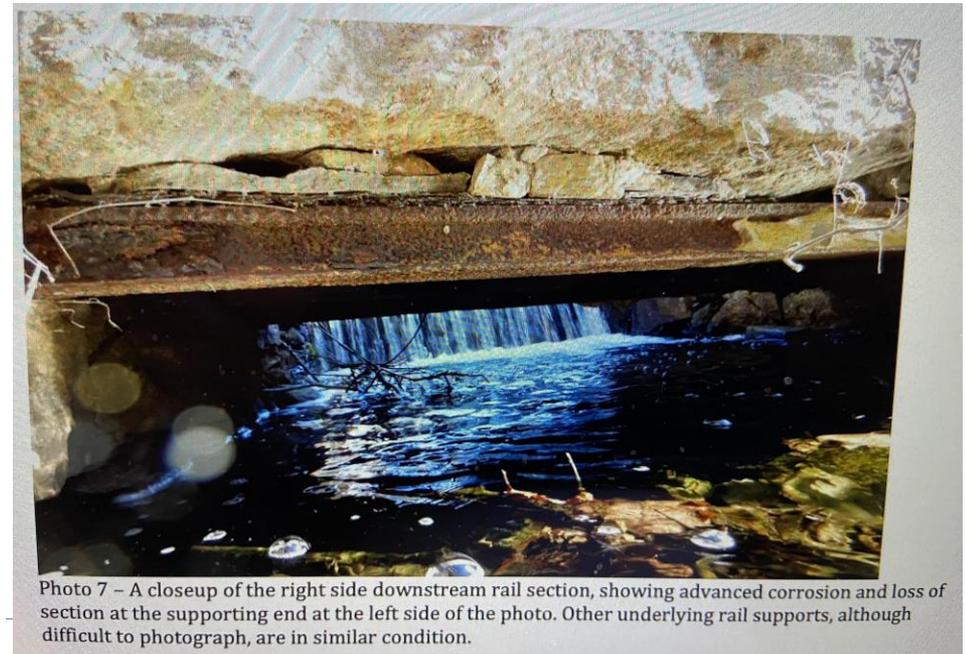
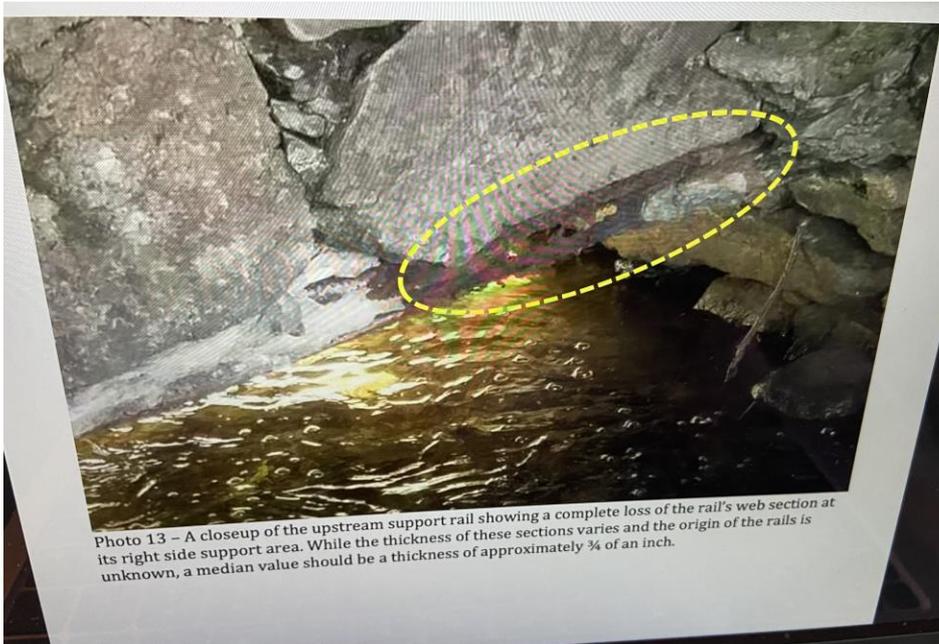
- ▶ **Members:** Frank Hoisl (Chair), Brandon Pelegano, Barbara Lederer, Duncan Keith, Jean Waleszczyk, Todd Angelucci, Karen Rustico
- ▶ To identify potential lake use purposes helping residents to maximize the use of those purposes by identifying opportunities and making suggestions for improvements and actions to the ALD BOD
- ▶ The lake has many purposes
 - ▶ Swimming, boating, fishing, relaxing, nature

Duck Pond Dam-UPDATE

- ▶ Asked Karl Achimovic, P.E. to update his review and provide report on the dam and overpass structure.
- ▶ Will need some sort of repair within the next 5 years.
- ▶ Working with Long-term planning committee to understand how to address financially.
 - ▶ Do nothing, Repair, Replace
- ▶ Received quote from contractor, looking into next steps as required.
 - ▶ Army Corp of Engineer review
 - ▶ Follow-up review with Professional Engineer



Photo 9 – The right side spillway training wall, the upper mortared section of which is in good condition.





ALA-All Things Fun!

Year Round Activities

Lake Day	Sunday Yoga and Yoga Fest	Snowbird Dinner
Paella Dinner	Game Nights	Chocolate Bingo
Food Trucks	Hot Dog Social	Book Club
Movie Nights	Speaker Series	Morning Coffees
Tiki Night	Oktoberfest Dinner & Beer Tasting	Santa Visit
July 4th Parade & Ice Cream	T'giving Potluck & Wine Tasting	Fishing Derbies
Holiday Party And more!	The Lunatics

Something For Everyone!



For these 2025 ALA Events!

July 4

July 12

July 19

August 2

August 16

Parade (meet at Main Beach)

Yoga Fest '25

Tiki Night

Lake Day

Paella Dinner

... details will be posted as dates approach and more events will be added throughout the season.

Clubhouse Renovations Phase 1 – Completed

Vinyl Siding	Rear Steel Doors	Bathroom Windows
Bathroom Doors	Closet Update	Window Boxes
Exterior Fixtures	Signage	Flags
Entry Ramp	Landing Pads	Tree Removal
Exterior Water		

Phase 2 – Projects

Roof Replacement
Update Ceiling Tiles and Lights



ALD Ordinance Update

- ▶ Over the 2024-25 winter, the Amston Lake BOD had been working on updating the Ordinances of the Amston Lake District.
- ▶ The ordinances had not been fully reviewed and updated for over a decade.
- ▶ Our goals were to create a more cohesive, consistent document using plain language, to remove duplication, and make it easier to find information.
- ▶ Special Meeting held April 12
- ▶ Motion to approve May 26, 2025 proposed edits



Volunteer Recognition

The Board would like to recognize all the volunteers who stepped up to lend a hand throughout the year.

These donated hours helped greatly in reducing costs, saving time and building community spirit.

Thank you all!

Remaining Beach and Boat Pass Distribution Dates

- ▶ Saturday, June 14, 11:00 a.m. to 1:00 pm
- ▶ Sunday, June 29, 11:00 a.m. to 1:00 p.m.

ALA Clubhouse 16 Wood Acres Rd

Elections for 2025 - 2026



Photo by Paul Oliver

Voting Process Overview

- ▶ Nominations
- ▶ Brief comment by nominees.
- ▶ Voting
- ▶ Winners must get majority of votes to win
 - ▶ If no one gets a majority, there will be a run-off between top two vote getters.

Nominate Directors

- ▶ Open Positions: 3 in total
- ▶ Three 3 year terms. (Frank Hoisl, Jim Caines*, Jeff Arpin*)

* Planning to run again

Director Nominations for 3-Year Terms

- ▶ Do we have any nominations to consider for the 3-year terms ?

Time to Vote for 3-Year Terms

Elect Officers Overview

- ▶ Nominations for officers received
- ▶ Votes taken
- ▶ Officers announced
- ▶ The majority vote-getter will be elected as an officer

Elect Officers for 1-Year Term

- ▶ **President**
 - ▶ Nominees
 - ▶ Time to Vote
- ▶ **Vice President**
 - ▶ Nominees
 - ▶ Time to Vote
- ▶ **Treasurer**
 - ▶ Nominees
 - ▶ Time to Vote
- ▶ **Clerk**
 - ▶ Nominees
 - ▶ Time to Vote

Financial Presentation

Tax Collector and Treasurer Reports
Jim Caines

Financial Topics to be Covered

- ▶ Definitions/Terms
- ▶ Fund Names/Usage
- ▶ Discuss modifications to financial reporting
- ▶ Tax Collections Report – Current Year
- ▶ Year-to-date results – April 30, 2025
- ▶ FYE 6-30-2026 Proposed Spending Plan & Budget
- ▶ Questions/Discussion

Definitions/Terms

- ▶ **FYE (Fiscal Year Ending) – ALD fiscal year runs July 1 to June 30 each year**
 - ▶ FYE 6-30-2025 is the current budget
 - ▶ FYE 6-30-2026 is the proposed budget (starting July 1, 2025)
- ▶ **Grand List – Towns fix the owner and value of Real Property each year on October 1 for the future tax year**
 - ▶ Real Estate
 - ▶ Vehicles
- ▶ **Balance Sheet**
 - ▶ Assets-Bank balances
 - ▶ Liabilities-unpaid items due to vendors
 - ▶ Equity-Fund balances
- ▶ **Profit and Loss Statement**
 - ▶ Income-Taxes and other revenue
 - ▶ Expenses-amounts paid to vendors for goods and services

Fund Names/Usage

Fund names and Purpose

- **General-** This Fund records revenue and expenses associated day to day Lake operations activities
- **Roads-**This Fund records revenue and expenses associated with maintenance, repair and improvements of ALD owned private roads in Lebanon.
- **Dam-**This fund records expenses associated with projects to the main and duck pond dams..The fund balance is \$100 to maintain the bank account.
- **Invasive Plant-** This Fund, established in June 2015 to record expenses for the removal of invasive plants from lake waters.
- **Docks –**This fund was created in 2024-5 fiscal year to record revenue and exepnses associated with the district managed docks. Dock slip fees will fund the account/
- **Clubhouse Fund -** This fund was created in 2024-5 fiscal year to record revenue and expenses associated with Clubhouse improvements. Dock slip fees will fund the account/
- **Emergency (Rainy Day/Reserve)-** This Fund, also established in June 2015, sets aside monies to minimize the need to borrow from third parties to pay unplanned expenses that exceed the available balance in any other fund.

YTD TAX COLLECTIONS

AMSTON LAKE DISTRICT
TAX COLLECTIONS
FISCAL YEAR-TO-DATE - APRIL 30, 2025

TOTAL TAXES PER 2023 GRAND LIST (\$191,000 PLUS \$32,000)	\$223,000
TOTAL COLLECTIONS - CURRENT TAXES (95.6%)	\$213,237
TOTAL COLLECTIONS - BACK TAXES (163.5%)	\$4,592
<u>TOTAL TAXES COLLECTED THIS FISCAL YEAR</u>	<u>\$217,829</u>
INTEREST AND LIENS ON LATE PAYMENTS AND BACK TAXES	\$4,598

Note; NON-TAX INCOME YTD is \$3,068

YTD FINANCIAL RESULTS

OPERATING RESULTS YEAR TO DATE APRIL 30, 2025

General Fund			
	Actual	Budget	YTD Variance
Revenue	\$193,584	\$197,500	(\$3,916)
Expenditures			
Administrative Expenses	\$67,967	\$80,400	(\$12,433)
Lake Operations Expenses	\$76,851	\$116,480	(\$39,629)
Total Expenditures	\$144,818	\$196,880	(\$52,062)
Net Operating Over/(Under)	\$48,766	\$620	\$48,146
Road Fund			
Revenue	\$32,000	\$40,000	(\$8,000)
Total Expenditures	\$30,560	\$36,000	(\$5,440)
Net Road Over/(Under)	\$1,440	\$4,000	(\$2,560)
Invasive Plant Fund			
Revenue	\$0	\$0	\$0
Total Expenditures	\$400	\$0	\$400
Net Invasive Over/(Under)	(\$400)	\$0	(\$400)
Total Revenue	\$225,584	\$237,500	(\$11,916)
Total Expenditures	\$175,778	\$232,880	(\$57,102)
Net All Over/(Under)	\$49,806	\$4,620	\$45,186

FUND BALANCES

**Amston Lake District
Change in Fund Balances
As of 04/30/25**

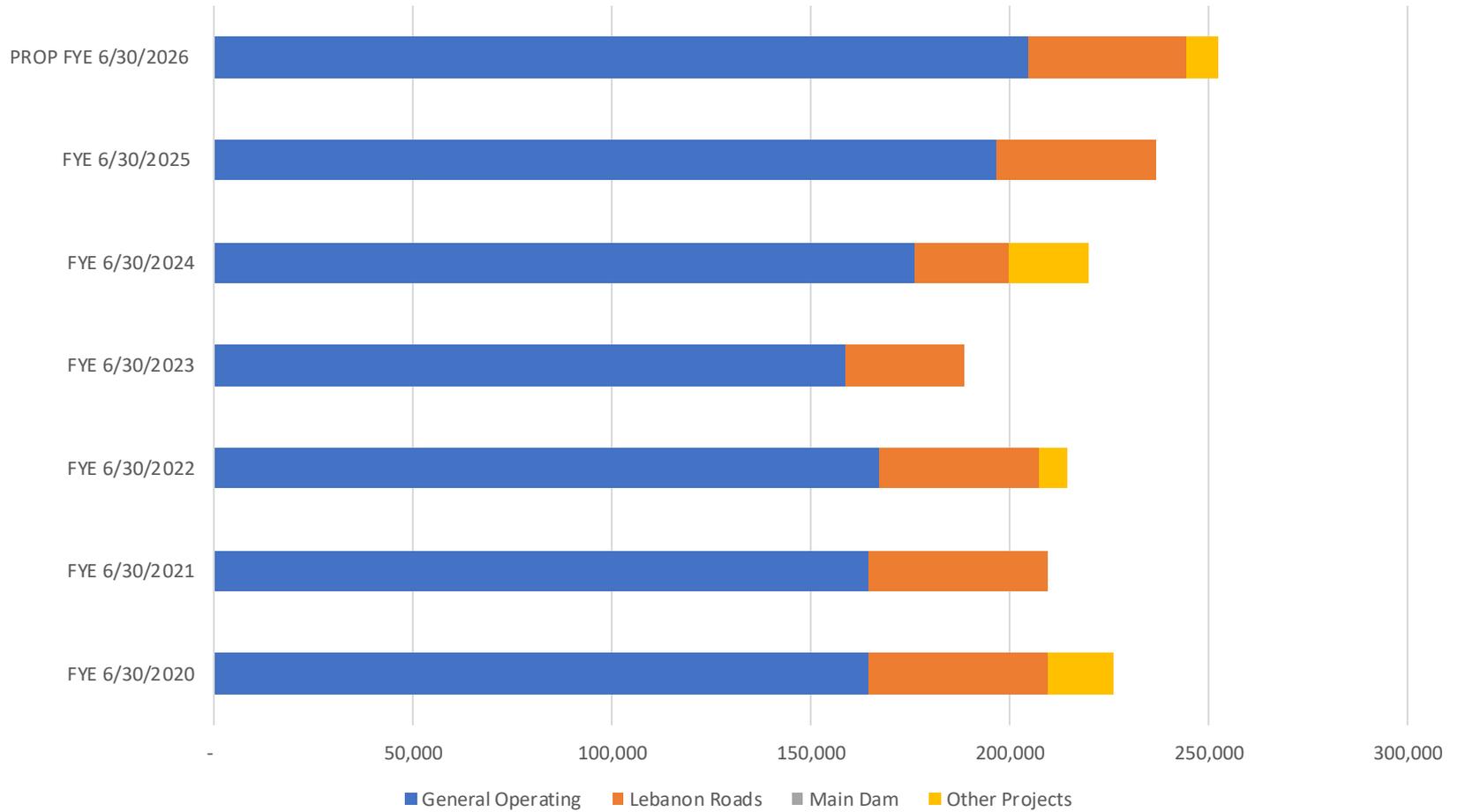
	General Fund & Dams	Lebanon Road Fund	Emergency Fund	Clubhouse Improvements	Dock Repairs/ Enhancements	Invasive Plant Fund	Total All Funds
Fund Balance - July 1, 2024	\$ 13,712	\$ 5,470	\$ 75,000	\$ -	\$ -	\$ 114,820	209,001
YTD Net Income: April 30, 2025	\$ 48,766	\$ 1,440				\$ (400)	\$ 49,806
Transfer per Budget	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Rounding	0						0
Intrafund Transfers							-
Fund Balance April 30, 2025	\$ 62,478	\$ 6,910	\$ 75,000	\$ -	\$ -	\$ 114,420	\$ 258,808

CASH BALANCES

	7/1/2024	4/30/2025
GENERAL FUND CHECKING	\$1,501	\$31,215
GENERAL FUND SAVINGS	\$11,542	\$47,910
MAIN DAM CHECKING	\$100	\$100
LEBANON ROADS CHECKING	\$6,095	\$6,910
EMERGENCY FUND SAVINGS	\$75,000	\$75,000
INVASIVE PLANTS SAVINGS	\$115,220	\$114,420
TOTAL CASH	<u>\$209,458</u>	<u>\$275,555</u>

BUDGET HISTORY

ALD Budgets by Category



Net Impact of Proposed Budgets

- ▶ General Fund Annual Budget
 - ▶ Spending increase of \$15,841 from 2024 levels (including Clubhouse line item)
 - ▶ Administrative costs are \$11,400 of the increase
 - ▶ This is due to increases in office and support expenses (signs, newsletter, legal, taxes) and \$8,000 for ALA clubhouse roof repairs (cost share)
- ▶ Beach Pass Checker/Monitors increased \$7,200 due to the full year impact of \$1 per hour increase and extended coverage in August
- ▶ Both Lake Health and Repair and Maintenance reduced budgets for FY2026
- ▶ Tax impact is an increase in tax revenue needed of \$18,000 (9.4%)
 - ▶ Added non-tax revenue of \$3,721 (interest income, late fees from taxes)



PROPOSED BUDGET

FYE 2026 vs 2025 budget

	General Fund			Lebanon	Lebanon	Change
	Proposed	Approved	Change	Roads	Roads	
	2025-2026	2024-2025		2025-2026	2024-2025	
Administrative Costs	\$74,750	\$71,400	\$3,350			
Administrative – ALA Support	\$9,000	\$9,000	\$0			
Administrative – ALA Clubhouse	\$8,000	\$0	\$8,000			
Lake Health	\$51,071	\$51,630	(\$559)			
Repairs & Maintenance (roads incl snow/sand)	\$21,300	\$22,950	(\$1,650)	\$40,000	\$40,000	\$0
Security	\$34,100	\$26,900	\$7,200			
All Other Expenses	\$14,500	\$15,000	(\$500)			
TOTAL SPENDING PLAN	\$212,721	\$196,880	\$15,841	\$40,000	\$40,000	\$0
Proposed Use of Surpluses		\$0	\$0	\$0	\$8,000	(\$8,000)
Proposed Budgets – Other Revenue	\$3,721	\$5,880	(\$2,159)	\$0	\$0	
Proposed Income						
proposed remianing funds						
Proposed Budgets – Tax Revenue	\$209,000	\$191,000	\$18,000	\$40,000	\$32,000	\$8,000
Revenue proposed per Town	\$104,500	\$95,500	\$9,000			



October 1, 2024 Grand List

- ▶ Hebron 2024 GL \$ 57,958,817
- ▶ Increase of \$ 606,777 (1.06%) over 2023
- ▶ Lebanon 2024 GL \$ 68,235,293
- ▶ Decrease of \$ (153,697) (-0.22%) over 2023

Grand List Assessment	Proposed Tax for FYE 2026	Mill Rate
\$57,958,817	\$104,500	1.8
\$68,235,293	\$144,500	2.12
TAX BASED ON ASSESSED VALUE		
Assessment	Hebron Proposed Tax	Lebanon Proposed Tax
\$100,000	\$180	\$212
\$200,000	\$361	\$424
\$300,000	\$541	\$635

Consider and Act Upon Proposed Budget for ALD FYE 6-30-2026

- ▶ I Move To Approve the FYE 6-30-2026 General Fund Spending Plan of \$212,721, of which \$209,000 will be funded with new tax revenue and the balance of \$3,721 will be funded using Non-tax Revenue of \$ 3,721.
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

Voting – General Fund Budget FYE 6-30-2026

- ▶ Votes Tallied
- ▶ Announce Budget Approved or Rejected

Net Impact of Proposed Lebanon Roads Budget

- ▶ Roads Fund Annual Budget
- ▶ Several roads have been repaired and "crowned" in the FY25 year as per the plan.
- ▶ These improvements are to continue in FY2025-2026 with a proposed budget of \$40,000
 - ▶ \$21,000 budgeted for winter snow/sand
 - ▶ \$19,000 funds for improvements/maintenance
- ▶ Unspent snow/sand budget to be directed at improvements in spring 2026
- ▶ Tax impact is an increase in tax revenue needed of \$8,000 (25%)
- ▶ This continues the plan begun last year



Proposed Budget

FYE 2026 vs 2025 budget						
	General Fund			Lebanon Roads	Lebanon Roads	Change
	Proposed 2025-2026	Approved 2024-2025	Change	2025-2026	2024-2025	
Administrative Costs	\$74,750	\$71,400	\$3,350			
Administrative – ALA Support	\$9,000	\$9,000	\$0			
Administrative – ALA Clubhouse	\$8,000	\$0	\$8,000			
Lake Health	\$51,071	\$51,630	(\$559)			
Repairs & Maintenance (roads incl snow/sand)	\$21,300	\$22,950	(\$1,650)	\$40,000	\$40,000	\$0
Security	\$34,100	\$26,900	\$7,200			
All Other Expenses	\$14,500	\$15,000	(\$500)			
TOTAL SPENDING PLAN	\$212,721	\$196,880	\$15,841	\$40,000	\$40,000	\$0
Proposed Use of Surpluses		\$0	\$0	\$0	\$8,000	(\$8,000)
Proposed Budgets – Other Revenue	\$3,721	\$5,880	(\$2,159)	\$0	\$0	

Consider and Act Upon Proposed Budget for Lebanon Roads FY 2025-2026

- ▶ I move to approve the FYE 6-30-2026 Lebanon Roads budget of \$40,000 which will be funded by new tax revenues of \$40,000.
- ▶ Second
- ▶ Discussion
- ▶ Vote (Lebanon Residents Only)

Voting – Lebanon Roads Fund Budget FY 2025 - 2026

- ▶ Votes Tallied
- ▶ Announce Roads Budget Approved or Rejected

Establish Date for 2026 Annual Meeting



- ▶ I move that we hold the annual District meeting on Saturday, May 30, 2026 at a location to be determined.
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

Adjournment

- ▶ Can I get a motion that we adjourn?
- ▶ Second
- ▶ Any discussion?
- ▶ Time to vote

Thank you and have a wonderful summer!