

AMSTON LAKE DISTRICT

Board of Directors Regular Meeting Minutes

March 18, 2026 7:00 P.M.

Zoom and ALA Clubhouse, 16 Wood Acres Rd, Amston, CT

A. Call to Order

The meeting was called to order at 7:03 p.m.

B. Roll Call of Officers and Directors

Present: B. Pelegano, K. Patterson, L. Bowen, J. Caines, J. Greenfield, J. Arpin, T. Nixon, C. Rockoff, K. Rustico.

C. Recognition of Guests, Residents, and Property Owners

Ann and Michael Buchas, 500 Deepwood Drive, Lebanon: They recently purchased an empty lakefront lot adjacent to their property and have combined it into a single lot so that another house can never be built on it. They would like to clear some dead trees and brush, as well as add a gazebo and a walkway. They are also seeking permission to move (not remove) some large rocks that are in the water to make room for swimming and a dock. They provided a site plan, done by a civil engineer, to the board members in attendance at the clubhouse and are requesting approval of the plan by the ALD board so that they can get final approval from Lebanon Inland Wetlands Commission on April 6. B. Pelegano has visited the property and recommends ALD approval, but would like the rest of the board to visit the property as well. J. Arpin will scan the site plan and distribute it to the rest of the board for review and comment.

D. Approval of Previous Meeting Minutes

Motion to approve the minutes from the February 18, 2026 regular board meeting (J. Arpin/J. Caines), approved without objection.

E. Presentation of Correspondence

B. Pelegano: 1. Contacted by contractor B. Grabber wanting to know when the lake level will be raised. Contractor will be doing work on a lakefront wall, which he declined to identify. 2. Resident on Woodland St Extension, Lebanon, upset with the condition of the end of the road. Because personal items were stored at the end of the road, the snow contractor pushed the snow as far as he could, with the result that the melting snow has made the end of the road quite muddy. B. Pelegano reported that the ALD roads contractor will make a site visit in the next day or two. A possibility is to extend the road 20 feet in order to be able to push the snow further beyond the edge of the driveways at the end of the street. 3. Resident at 208 Deepwood, Lebanon asked what they could do about weeds in Lollipop Cove. **J. Arpin:** 1. He also responded to a call from B. Grabber, who again declined to identify the property that he intends to work on, but which he stated had been approved by the board in 2023. 2. Application from owner at 42 Ames, Hebron, to repair and rebuild, with a dry stack, their lakefront wall that has fallen into the lake. J. Arpin visited the property. The contractor doing the work has done several others around the lake, and after the board was presented with photos and a scope of work, a motion was made (B. Pelegano/L. Bowen) to approve the repair and rebuilding of this wall and unanimously approved.

F. Old Business – Discussion and Possible Action

ROW Surveys: B. Pelegano stated that this item will be discussed at the end of the meeting in Executive Session.

G. Task List and Action Items

B. Pelegano went over the task list for March and April; many of the items have been completed, and several of the items will be discussed under their respective committee reports.

H. **Receive President's Report**

B. Pelegano asked the board to send him their committee highlights over the past year, so that he can develop slides for the annual meeting presentation to the community.

I. **Receive Treasurer's and Tax Collector's Reports**

1. Treasurer J. Caines read from the Tax Collector's report that the ALD had a robust month of collections, due to receipts of the January tax payments. 2. J. Caines went over the February financials as well as the fiscal year-to-date numbers, which are posted on the website. He noted that the plunge pool line item was underspent, and wondered if any changes should be made for the next fiscal year. T. Nixon and B. Pelegano both stated that there is work to be done on the plunge pools this spring. 3. J. Caines and B. Pelegano did a first draft of next year's budget and it appears that it will be lower, but there are some potential additional costs regarding the dam, and possibly the docks. K. Patterson said she will have a better estimate of costs for the dam inspection at the April meeting, and then we'll need to decide whether to tap into the dam fund, or add it as a line item for next year's budget. At the April meeting, J. Caines hopes to vote to approve the budget to be presented to the community.

J. **Consider and Act Upon Standing and Special Committees' Reports**

1. Long-Term Financial Planning: Chair K. Patterson had nothing new to report.
2. Lake Health: 1. The committee will be ordering signs recommended by the CT Federation of Lakes about cleaning your boats, to place at the beaches and ROWs. 2. The first stormwater collection was March 16 and has been sent to the lab. Deepwater sampling will begin in April. 3. Because the lake had so much ice coverage this year, the committee will be keeping an especially close eye on what, if any, effects that had. 4. He'd like to have a discussion with the Lake Usage Committee about different responsibilities. 5. J. Arpin discussed a benthic barrier request from 430 Deepwood, Dr, Lebanon, who have used them since 2022. Every year J. Arpin takes pictures and presents the owners with a report, and based on the past three years of use, he recommended a time frame for installation and removal. K. Rustico asked that the reports and pictures be shared with the board so that a decision could be made. L. Bowen questioned why the form states that the mats should be in no longer than 60 days, yet this resident's application has been red-lined to say 15 weeks. J. Arpin stated that this is what was approved last year and that he would send the reports to the board after the meeting so that a decision could be made.
3. Lake Usage: B. Pelegano reported that the committee will be requesting approximately \$8,000 to be included in next year's budget for possible different types of testing than is already being done.
4. Dams: Chair K. Patterson stated that she will report next month on the quotes she receives for the dam inspection.
5. Docks: 1. Chair J. Caines reported that the committee had another meeting a few weeks ago and is planning on presenting a recommendation to the board at the April BOD meeting. They would like to make changes to both sets of docks to provide a better mix of space, as well as add benthic mats to create channels in and out of the dock areas. 2. T. Nixon reported that they have received 16 entry forms for the dock lottery in March, eight of which are for pontoon boats.
6. Beaches and ROWs, Boats: 1. Chair T. Nixon reported that committee meetings had resumed and their most recent minutes are posted to the website. 2. The porta-potties will be delivered in time for Memorial Day weekend. 3. The stewards will check all the ROWs and clean as needed. The benches will all be cleaned. 4. She will be doing a walk-around with the contractor to see what additional work needs to be done.

7. Beach Pass Checkers: Chair J. Greenfield reported that while some of last year's BPCs are not returning, they have at least one new person signed up. Their first meeting will be Saturday, April 11 at 11 a.m. at the clubhouse. After receiving feedback from last year, an additional 100 hours of coverage will be scheduled throughout the season, while decreasing the budget by \$1500, as the current year's budget didn't take cancellations into account. K. Rustico will be in charge of cancellations this summer.
8. Lebanon Roads: B. Pelegano reported that there have been some significant snow events this winter. The roads will need some repair in the spring, adding additional process, which is part of our ongoing maintenance contract. Woodland Street Extension will be on the list of roads to repair.
9. Communications: 1. L. Bowen has a meeting scheduled with a new printer for the newsletter and is pleased to report that resident J. Waleszczyk will again donate her graphic arts services. 2. She went over a list of topics for the newsletter and asked the board members to consider them and what they might be willing to write. The newsletter typically comes out the beginning of May. 3. The boat inspector forms have been modified and agreed to, and will be uploaded to the website prior to April 1. 4. She asked B. Pelegano and J. Arpin to send her the 2026 list of boat inspectors so that she can update the website.

K. New Business – Discussion and Possible Action

B. Pelegano asked that the board look over the email that will be sent regarding 500 Deepwood and to email him with their votes on whether or not to allow this work to proceed, provided the owners get approval from Lebanon IWC.

L. Executive Session

Motion to go into Executive Session for the purpose of discussing the Elsmere ROW survey (B. Pelegano/L. Bowen) at 8:21 p.m. The board came out of Executive Session at 8:50 p.m., with an action for B. Pelegano to follow up with ALD attorney Adam Cohen.

M. Prepare Agenda for Next Meeting

J. Caines asked to add a discussion about dock recommendations from the committee for consideration by the board.

N. Adjournment

Motion to adjourn (K. Rustico/J. Caines) passed unanimously at 8:51 p.m.

Respectfully submitted by,
Liz Bowen, Clerk
Amston Lake District

Please refer to subsequent meeting minutes for approval of these minutes and any corrections hereto.