

## **AMSTON LAKE DISTRICT**

Board of Directors Regular Meeting Minutes

April 15, 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 7:00 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**

Jean Waleszczyk, 267 Deepwood Drive, Hebron: She is a member of the Lake Health Committee and proposed installing signs at several places in the District, including the entrances, to remind our residents that they will be fined if they are found to be using pesticides and herbicides on their property, in violation of our ordinances. She stated that these pesticides can leech into our aquifer and into the water system, and cited several instances where her and her neighbor's dogs who all swam regularly in the lake died of cancer. She also noted that fertilizers applied to lawns leech into the lake and cause weeds and algae to grow.

### **D. Approval of Previous Meeting Minutes**

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

### **E. Presentation of Correspondence**

**B. Pelegano:** 1. Email from a resident informing him that there is machinery doing work on a property next to Lollipop Beach with no silt fencing installed. B. Pelegano suggested that the resident call the Lebanon town planner, who is also a member of the Inland Wetlands commission (IWC). 2. B. Pelegano sent an email to the Lebanon town planner, approving the plans of the residents at 500 Deepwood Drive, providing they obtain IWC approval, do not move the very large boulder at the lake edge, do not use heavy machinery in the lake, and with the caveat that they must present any plans for a future dock to the ALD board for approval. 3. The ALD attorney suggested that B. Pelegano send a certified letter to the owner whose property abuts the Elsmere ROW and who, to date, has declined to remove their personal property from the ROW that are considered to be trip hazards. The letter outlines the District's plans if they continue to refuse to remove this personal property. 4. The Lebanon town planner informed B. Pelegano that an ALD resident had applied for a cottage food license. The license allows for up to two employees, so there could be two extra vehicles, along with customers from outside the District creating a possible nuisance, parking problems, and heavy usage of one of our District-owned, dead-end Lebanon roads. This would also open the door for other cottage licenses in the District (in Lebanon), and approvals for this type of license run with the property. For all of these reasons, the ALD board agreed that this would not be approved.

### **F. Old Business – Discussion and Possible Action**

There was no old business to discuss.

### **G. Task List and Action Items**

B. Pelegano went over the task list for April and May; many of the items have been completed, and several of the items will be discussed under their respective committee reports. K. Patterson will work with resident J. Waleszczyk to create "forever" signs to post for the upcoming annual meeting. Two of the Sunken Island markers need to be repositioned and the third will need to be reinstalled.

#### H. **Receive President's Report**

B. Pelegano asked the board to be judicious in their use of residents' names when communicating among themselves as a board, especially in the case of a possible tax lien or even an ordinance violation that might turn out to be nothing.

#### 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 good month of collections, likely because we are heading into the lake pass season. The tax collector will be working with the ALD attorney to issue lien letters for overdue taxes. J. Caines went over the March financials as well as the fiscal year-to-date numbers, which are posted on the website.
2. 2026-27 Budget: J. Caines presented the proposed budget, compiled from each director's requests. The budget proposes \$217,400 for General Fund Expenses, an increase of \$4,000 from the current year, and would raise each town's overall tax obligation by \$2,000 for next year. The Lebanon Roads Fund expenses will remain flat at \$40,000. J. Caines would like to have separate votes for the General Fund and the Lebanon Roads Fund as we typically do, and would like to have a separate vote for the Docks Fund. Budget proposals for the Lebanon Roads Fund and the Docks Fund will be discussed later in the meeting under their respective committee reports.

#### 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. Chair J. Arpin encouraged everyone to read the committee meeting minutes that are posted on the website. 2. Discussion ensued on the topic of residents' benthic barrier installations – it was agreed that the residents should come to the board for approval to install a benthic barrier. 3. GZA will install their miniDOT for deepwater sampling on April 21. 4. J. Caines will check on the shipping status of the hydrilla education signs that were ordered from the Connecticut Federation of Lakes. 5. B. Pelegano agreed to J. Arpin's request that we conditionally approve the new GZA proposal, subject to the budget being approved by the residents, as we did last year.
3. Lake Usage: B. Pelegano reported on behalf of committee chair, F. Hoisl: the committee has requested approximately \$8,500 to be included in next year's budget for different types of testing than is already being done. The committee is trying to address concerns that residents have about algae blooms, weeds, and muck inhibiting their lake usage and enjoyment. The Pond and Lake Connection, which the ALD has hired to remove invasive milfoil in the past, will do a sediment phosphorous evaluation from six collection sites around the lake, and will make recommendations. Solitude Lake Management will do a littoral zone study for \$4250, going all the way around the perimeter of the lake, using an underwater camera where necessary. They will also present options and make recommendations once this study is done. J. Arpin, chair of the Lake Health Committee feels that the two committees are competing and that these proposed studies are duplicating the testing they have been doing over the years. Discussion ensued. J. Arpin will contact F. Hoisl to discuss.
4. Dams: Chair K. Patterson stated that she received one quote for the dam inspection, and has put \$4500 in the budget to inspect both dams, as the cost for the Duck Pond Dam was a minimal added expense. The quote was from GZA.
5. Docks: 1. Chair J. Caines presented the committee's recommendation for the purchase, installation, and reconfiguration of new docking systems at Main and Lollipop beaches. The current dock system consists of 17 slips between the two dock systems – 9 at Lollipop, and 8 at Main. The proposal is for 18-20 slips, which will increase the large boat capacity. The cost for the new docks and installation

will be \$28,000. Estimated increase in revenue will be \$2000 per year if all slips are rented. Yearly maintenance fees will be \$2000-4000 for winterization, as well as yet unknown expenses for the recommended purchase of benthic barriers to create and maintain boat channels in the Lollipop area, and yearly costs to install and store the barriers. Discussion ensued. J. Caines will provide more information to the board prior to the next meeting with the goal of the board approving that this expenditure be added to the annual budget meeting. 2. J. Caines will send their February and March meeting minutes to L. Bowen, for posting to the website.

6. Beaches and ROWs, Boats: 1. Chair T. Nixon reported that the committee did not meet in April. 2. She did a walk-around with the contractor and B. Pelegano to determine what work needs to be done. The ROWs are in good shape, so this year the focus will be on the plunge pools, and she hopes that most of the work will be completed by the end of the fiscal year. 3. K. Patterson reported that the first lake pass distribution will be April 18, 10a – 1p.
7. Beach Pass Checkers: Chair J. Greenfield reported that they had their first meeting and have increased the number of days and hours for this season – there will be a total of 429 shifts to fill. There are 10 returning checkers, three new, and two more possible. The hourly rate has increased by \$1 to \$17. At the request of several of the checkers, a year-round lake resident, board member T. Nixon, will be the decision-maker for canceling shifts based on the weather.
8. Lebanon Roads: B. Pelegano reported that the new snow removal contract has been accepted, with no increase in price again. The maintenance contract from the same vendor will have a slight increase of \$1200 per year, which is still very reasonable. Today the contractor fixed potholes at Main Beach, which is not part of his obligation, for free.
9. Communications: 1. L. Bowen has a schedule of email blasts to be sent out this spring, with topics including discouraging pesticide use, and asking residents to be aware of fishing boats that don't belong in our lake. She reiterated her request for articles for the newsletter.

**K. New Business – Discussion and Possible Action**

C. Rockoff asked what her obligation is when she sees a car parked at Main Beach without a tag in this off-season, when they were joined by a car with a tag. B. Pelegano said she is under no obligation to do anything, as we are not, nor do we have, "security." He suggested that she should only speak to people if she feels safe, and if she doesn't feel safe she can call the police and report possible trespassing. If the drivers are not around she can place a violation sticker on the car, as long as the sticker doesn't obstruct the driver's view.

**L. Prepare Agenda for Next Meeting**

The 2026-27 budget discussion, including the docks purchase proposal and the Lake Usage budget request, will be on the agenda.

**M. Adjournment**

Motion to adjourn (K. Rustico/B. Pelegano) passed unanimously at 9:32 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.