

A scenic sunset over a lake. The sky is a mix of orange, pink, and purple. A large tree with bare branches is in the foreground on the left. The lake is calm, reflecting the sky and the tree. In the distance, there are silhouettes of trees and a small building.

**Amston Lake District  
Annual Meeting  
May 30, 2026**

# Agenda

- ▶ Call to Order
- ▶ Roll Call of Officers and Directors
- ▶ Introduction of Board of Directors
- ▶ Acknowledgements
- ▶ Approve May 31, 2025 Meeting Minutes
- ▶ Review of Lake Operations and Committees
- ▶ Election of ALD Board of Directors and Board Officers
- ▶ Tax Collector and Treasurer's Reports
- ▶ Consider and Act Upon the Proposed Budget for FY 2026-2027
- ▶ Consider and Act Upon Special Project-Dock Expansion
- ▶ Establish Date for the 2027 District Annual Meeting
- ▶ Adjournment

# 2025 - 26 Board of Directors

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

# Approval of *May 31, 2025* Annual Meeting Minutes

- ▶ Motion/Second to approve the minutes
- ▶ Any discussion?
- ▶ All in favor?

# Review Lake Operations

- ▶ Continued hybrid monthly board meeting format
- ▶ Newsletter is available
- ▶ Continued distribution of welcome packages to new residents
- ▶ Continued the pre-filled online registration form for beach, parking, and boat passes for those registered the year prior
- ▶ 6<sup>th</sup> year of resident Beach Pass Checkers

# Lebanon Roads Committee

- ▶ Members: Brandon Pelegano (chair), Jim Caines, Jodie Stubbings, Mary Withey
- ▶ Maintain 16 private roads in Lebanon
- ▶ Plowed 9 storms and sanded 31 times
- ▶ First Year of maintenance contract for pothole repair - **SUCCESSFUL**
  - ▶ Contractor responsible for the following:
    - ▶ Reviews road status after storms and quickly makes repairs
    - ▶ Fixes all potholes, removes downed trees
    - ▶ Cleans out waterways on roadside, catch basins
    - ▶ Spreads and crowns as much process as the District can afford

# Lake Health Committee

- ▶ **Members:** Jeff Arpin (Chair), Murray Cruickshank, Kathy Feldman, Duncan Keith, Ari Novis, Les Parlin, and Jean Waleszczyk
- ▶ Activities
  - ▶ Limnologist, town, DEEP, CAES, CFL, and treatment specialist interface
  - ▶ Beach water (weekly), stormwater (heavy rain) and deepwater (biweekly) sampling and data summary reporting
  - ▶ Monitor catch basin debris and cleaning for sediment and erosion control
  - ▶ Invasive plant management (permits, inspections, monitoring, coordination, education)
  - ▶ District resident support (shoreline inspections, benthic barriers, cattail and algae management) and organized educational presentations by GZA, CAES to District
  - ▶ Lake Health web page updates with reports, analysis, lake nutrient data, educational material, all past limnology, bathymetry and aquatic plant survey reports
  - ▶ Attended educational seminars with DEEP, CAES and CFL to gain more knowledge and presented general lake health at other lake communities and CFL events

# What Can You Do To Help?

- ▶ Test your lawn before any treatment and do not fertilize if the soil tests fine for your uses; leave lawn clippings, use compost, and pick up pet droppings
- ▶ Remember fertilizer that makes your lawn grow makes the plants in the lake grow
- ▶ If using a contractor to fertilize your lawn, read the MSDS sheet and look for any impacts on fish, waterfowl, and water quality
- ▶ We strongly recommend not using a lawn treatment service; heavy rains may push chemicals straight into the lake immediately following treatment

# What Can You Do To Help?

- ▶ All homeowners are lakefront property; our stormwater system collects all watershed water and sends it straight to the lake
- ▶ Connecticut law forbids the use of phosphorus on established lawns; UCONN notes - phosphorus is the number one cause of declining water quality in fresh water lakes and ponds in Connecticut
- ▶ PLEASE visit the ALHC web page for information and educational resources; contact the ALHC with any questions
- ▶ Look for invasive plants - especially Eurasian watermilfoil and hydrilla; report to a board member or ALHC
- ▶ PLEASE make sure your watercraft is spotless (inside and out) if it has been in another body of water

# PROTECT OUR LAKE

**PLEASE DO NOT ALLOW  
LAWN PESTICIDES,  
HERBICIDES, OR  
PHOSPHORUS TO ENTER  
DISTRICT WATERS OR  
PROPERTY**

# Beaches and ROWs Committee

- ▶ **Members:** Teri Nixon (Co-Chair) and Karen Patterson (Co-Chair)
- ▶ **Committee Volunteers:** Linda Farina, Kathy Feldman, Jan Garrett, Karen Hinch, Marge Nichols, Cherie Shaft, Lisa Salerno, John Slauenwhite, Jodi Stubbings, and Mary Withey
- ▶ A special thank you to our Master Gardener, Sherri Martin
- ▶ Coordinated fall and spring cleanup of beaches and ROWs, including leaf and branch removal and cleaning of memorial benches
- ▶ Maintained landscaping on beaches and ROWs, including trimming of bushes and planting lake-friendly vegetation approved by our Master Gardener
- ▶ Repairs and maintenance - boat rack repairs, scheduled raking of both beaches throughout the summer
- ▶ Maintenance of plunge pools as needed
- ▶ Survey of Elsmere ROW completed

# Dams Committee

- ▶ Members: Karen Patterson (Chair), Jeff Arpin, Donna Ciarfella, Jim Deslisle, Julia Giuliano, Jeff Greenfield, Brandon Pelegano
- ▶ Activities:
  - ▶ Committee formed in November 2025
  - ▶ November 8, 2025: Reviewed the Emergency Action Plan (EAP) for the dam, discussed dam failure simulation with the Hebron Director of Emergency Management and the dam's engineer
  - ▶ Updated, enhanced, and filed the EAP and with the CT Dept of Energy and Environmental Protection (DEEP) as required
  - ▶ Partnered with Hebron Emergency Management to schedule local Community Emergency Response Team (CERT) training
  - ▶ Obtained quotes from several engineering firms to inspect Main Dam (legally required every 5 years); will get a second opinion on Duck Pond Dam; will coordinate dam inspections later in 2026
  - ▶ Conduct monthly and quarterly inspections of Main Dam; recommend necessary repairs to BOD
  - ▶ Communications to be shared with residents regarding potential flood zones, should the dam ever breach

# Dock Committee

- ▶ **Members:** Jim Caines (Chair), Brandon Pelegano, JD Wilcox, Donna Ciarfella, Cathie Rockoff, Mary Withey
  - ▶ Review current dock slip inventory versus interest
  - ▶ Develop an expansion plan as determined appropriate including costs and installation timeframe
  - ▶ Deliver recommendations to board for review
  - ▶ If board approves recommendation, present to district for vote

# Long-Term Financial Planning Committee

- ▶ **Members:** Karen Patterson (Chair), Jim Caines, Jay Gallant, Julia Giuliano, Lisa Gonsor
- ▶ **Activities:**
  - ▶ Monitor long-term (more than one fiscal year) anticipated expenses for the District, to help smooth out tax impact of anticipated needs
  - ▶ Make recommendations to the BOD regarding formation and funding of \$\$ to meet specific long-term financial needs, examples include:
    - ▶ ALA Clubhouse Capital Improvements
    - ▶ Dam Expenditures
    - ▶ Dock Improvements
  - ▶ Recommend to BOD investment options to maximize interest to the District, while minimizing financial risk

# Lake Usage Committee

- ▶ **Members:** Frank Hoisl (Chair), Todd Angelucci, Duncan Keith, Barbara Lederer, Brandon Pelegano, Karen Rustico, Jean Waleszczyk
- ▶ Focus areas impacting lake usage and enjoyment:
  - ▶ Algae blooms
  - ▶ Muck
  - ▶ Weeds
- ▶ Goals 2026
  - ▶ Littoral zone survey of lake vegetation with use of underwater camera system
  - ▶ Sediment phosphorous and depth evaluation

# ALA Information - John Matra



## **ALA-All Things Fun! Year Round Activities**

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

## **Something For Everyone!**

**SAVE  
THE  
DATE!**

**For these  
2026  
ALA Events!**

**May 22**

**July 4**

**July 25**

**August 8**

**August 15**

**Karaoke Night**

**Parade**

**Tiki Night**

**Lake Day**

**Paella Dinner**

*Details will be posted on Facebook and ALA Website as dates approach and 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 – Completed

**Roof Replaced**

**New Ceiling and Lighting**

**Exterior Clean up & Picnic Area Refresh**

**Bonus - 75" TV & Sound Bar Donated**

# **Phase 3 - To Do**

**Repoint Masonry & Paint Exterior**

**New Shed**

**Paint Interior**

**Refresh Restrooms**

**Website: [www.amstonlakeassociation.com](http://www.amstonlakeassociation.com)**

**Facebook: Amston Lake Assoc. - Social Events &  
Clubhouse**

# 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
- ▶ The \$\$\$ saved due to all of our wonderful volunteers is truly amazing and it is because of you that our district remains clean, safe and beautiful
- ▶ If you have yet to volunteer...what are you waiting for???
- ▶ Come out to help, meet your neighbors and...save tax dollars!

# Remaining Beach and Boat Pass Distribution Dates

- ▶ Saturday, June 13, 10 a.m. to noon
- ▶ Sunday, June 28, 10 a.m. to noon
- ▶ If you cannot make these last two dates, check the website for additional details

**ALA Clubhouse  
16 Wood Acres Road**

# Elections for 2026 - 2027

## ▶ Board Members

- ▶ Liz Bowen\*
- ▶ Karen Rustico\*
- ▶ Teri Nixon

## ▶ Officers

- ▶ President
- ▶ Vice President
- ▶ Treasurer
- ▶ Clerk

\*Planning to run again

# Nominate Directors

- ▶ Open positions: 3 in total
- ▶ Three, 3-year terms:
  - ▶ Open
  - ▶ Open
  - ▶ Open
- ▶ Nominations
- ▶ Vote

# 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

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# Year to Date Financials 2027 Budget

# Order of Presentation

- ▶ Year-to-date results - April 30, 2026
  - ▶ Tax Collections Report - Overall
  - ▶ Year-to-date results by Fund
  - ▶ Fund Balances
  - ▶ Bank Balances
- ▶ Budget History
- ▶ FYE 6-30-2027 Proposed Spending Plan & Tax Request
  - ▶ General Fund
    - ▶ Incl Dam Inspection
  - ▶ Roads Fund
  - ▶ Special Project Dock Fund

# YTD Tax Collections

## AMSTON LAKE DISTRICT

### TAX COLLECTIONS

FISCAL YEAR-TO-DATE - APRIL 30, 2026

- ▶ 2026 TAXES (\$209,000 PLUS \$40,000) \$249,000
- ▶ TOTAL CURRENT TAX COLLECTIONS - \$231,322 (93.2%)
- ▶ TOTAL BACK TAX COLLECTIONS - \$1,015
- ▶ TOTAL TAXES COLLECTED THIS FISCAL YEAR \$232,337
- ▶ INTEREST AND LIENS ON LATE PAYMENTS AND BACK TAXES \$2,160
- ▶ Note; NON-TAX INCOME YTD is \$7,323
  - ▶ \$4,323 GENERAL FUND
  - ▶ \$3,000 DOCK FUND

# YTD Financial Results

## Amston Lake District Revenue and Expenditure Report - Summary

	April Month	Fiscal YTD April 2026		
	2026	Actual	Budget	YTD Variance
<b>General Fund</b>				
Revenue	\$7,386	\$206,820	\$214,000	(\$7,180)
Expenditures				
Administrative Expenses	\$3,653	\$77,518	\$91,750	(\$14,233)
Lake Operations Expenses	\$7,258	\$75,297	\$121,471	(\$46,174)
<b>Total Expenditures</b>	<b>\$10,911</b>	<b>\$152,815</b>	<b>\$213,221</b>	<b>(\$60,406)</b>
<b>Net Operating Over/(Under)</b>	<b>(\$3,525)</b>	<b>\$54,005</b>	<b>\$779</b>	<b>\$53,226</b>
<b>Road Fund</b>				
Revenue	\$0	\$32,000	\$40,000	(\$8,000)
<b>Total Expenditures</b>	<b>\$1,000</b>	<b>\$31,150</b>	<b>\$40,000</b>	<b>(\$8,850)</b>
<b>Net Road Over/(Under)</b>	<b>(\$1,000)</b>	<b>\$850</b>	<b>\$0</b>	<b>\$850</b>
<b>Invasive Plant Fund</b>				
Revenue	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$2,850</b>	<b>\$0</b>	<b>\$2,850</b>
<b>Net Invasive Over/(Under)</b>	<b>\$0</b>	<b>(\$2,850)</b>	<b>\$0</b>	<b>(\$2,850)</b>
<b>Dock Fund</b>				
Revenue	\$3,000	\$3,000	\$2,500	\$500
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Net Invasive Over/(Under)</b>	<b>\$3,000</b>	<b>\$3,000</b>	<b>\$2,500</b>	<b>\$500</b>
<b>Total Revenue</b>	<b>\$10,386</b>	<b>\$241,820</b>	<b>\$256,500</b>	<b>(\$14,680)</b>
<b>Total Expenditures</b>	<b>\$11,911</b>	<b>\$186,815</b>	<b>\$253,221</b>	<b>(\$66,406)</b>
<b>Net All Over/(Under)</b>	<b>(\$1,525)</b>	<b>\$55,005</b>	<b>\$3,279</b>	<b>\$51,226</b>

# Fund Balances

## Amston Lake District Change in Fund Balances As of 04/30/26

	General Fund & Dams	Lebanon Road Fund	Main Dam Fund	Emergency Fund	Clubhouse Improvements	Dock Repairs/ Enhancements	Invasive Plant Fund	Total All Funds
Fund Balance - July 1, 2025	\$36,868	\$1	\$0	\$75,000	\$0	\$2,200	\$114,420	\$228,489
YTD Net Income: April 30, 2026	\$54,005	\$850				\$3,000	(\$2,850)	\$55,005
Transfers*	(\$25,100)	\$0	\$15,100	\$0	\$2,000	\$5,000	\$3,000	\$0
Rounding	\$0							\$0
Intrafund Transfers								\$0
Fund Balance April 30, 2026	\$65,773	\$851	\$15,100	\$75,000	\$2,000	\$10,200	\$114,570	\$283,494

\$ -

\*as per Article VII, Section 6 of the by-laws

# Cash Balances

	7/1/2025	4/30/2026
GENERAL FUND CHECKING	\$1,435	\$13,380
GENERAL FUND SAVINGS	\$38,494	\$63,999
LEBANON ROADS CHECKING	\$1	\$851
MAIN DAM FUND	\$100	\$15,100
EMERGENCY FUND SAVINGS	\$75,000	\$75,000
CLUBHOUSE FUND	\$0	\$2,000
DOCK FUND	\$0	\$7,200
INVASIVE PLANTS SAVINGS	\$114,420	\$114,970
TOTAL CASH	<u>\$229,450</u>	<u>\$292,500</u>

# Proposed General Fund Budget

	General Fund		
	2026-2027	2025-2026	Change
Administrative Costs	\$ 79,000	\$ 74,750	\$ 4,250
Administration - ALA support	\$ 9,000	\$ 9,000	\$ -
Administration - ALA Clubhouse repairs		\$ 8,000	\$ (8,000)
Lake Health	\$ 54,200	\$ 51,071	\$ 3,129
Repairs & Maintenance	\$ 21,300	\$ 21,300	\$ -
Beach Pass Checkers/Gate Monitor	\$ 35,000	\$ 34,100	\$ 900
All Other Expenses (incl Tree plan)*	\$ 27,000	\$ 14,500	\$ 12,500
			\$ -
<b>TOTAL GENERAL FUND EXPENSES</b>	<b>\$ 225,500</b>	<b>\$ 212,721</b>	<b>\$ 12,779</b>
Less surplus to be used (Dam funds)	\$ (4,500)	\$ -	\$ (4,500)
Less non-Tax Revenue	\$ (5,500)	\$ -	\$ (5,500)
<b>Proposed Budget - General Fund</b>	<b>\$ 215,500</b>	<b>\$ 212,721</b>	<b>\$ 2,779</b>

\*includes Dam inspection

# Proposed Tax based on Assessed Value General Fund

Grand List (2024)	Proposed Tax for FYE 2027	Mill Rate
\$58,627,850	\$107,500	1.83
\$68,084,270	\$107,500	1.58

## TAX BASED ON ASSESSED VALUE Per \$100K of Assessed Value

	Hebron	Lebanon
General Fund	\$184	\$158
Total	\$184	\$158

# Consider and Act Upon Proposed 2027 General Fund Budget

- ▶ Motion to vote on the FYE 6-30-2027 General Fund Spending Plan of \$225,500 of which \$215,500 will be funded with new tax revenue and the balance of \$10,000 will be funded using non-tax revenue and existing funds
- ▶ Second
- ▶ Any Discussion?
- ▶ Time to Vote

# Voting – General Fund Budget FYE 6-30-2027

- ▶ Votes Tallied
- ▶ Results Announced
  - ▶ Approved or Rejected

# Proposed Road Fund Budget

	Lebanon Roads		
Road Repairs & Maintenance	\$ 19,000	\$ 19,000	\$ -
Plowing & Sanding	21,000	21,000	-
TOTAL LEBANON RD FUND EXPENSES	<u>40,000</u>	<u>40,000</u>	-
Less approved surplus to be used	-	-	-
Proposed Budget - Lebanon Roads Fund	<u>\$ 40,000</u>	<u>\$ 40,000</u>	<u>\$ -</u>

# Proposed Tax based on Assessed Value General and Road Funds

Grand List (2024)	Proposed Tax for FYE 2027	Mill Rate
\$58,627,850	\$107,500	1.83
\$68,084,270	\$147,500	2.17

## TAX BASED ON ASSESSED VALUE Per \$100K of Assessed Value

	Hebron	Lebanon
General Fund	\$184	\$158
Roads	\$0	\$59
Total	\$184	\$217

# Consider and Act Upon Proposed Budget for Lebanon Roads FY 2026-2027

- ▶ Motion to vote on the FYE 6-30-2027 Lebanon Road Fund Spending Plan of \$40,000 which will be funded with new tax revenue of \$40,000
- ▶ Second
- ▶ Discussion
- ▶ Vote (Lebanon Residents Only)

# Voting - Lebanon Roads Fund Budget FY 2026-2027

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

# Special Project - Dock Expansion Opening Statement

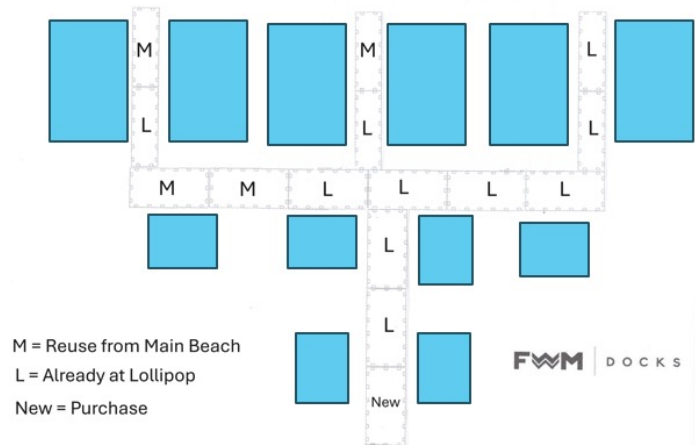
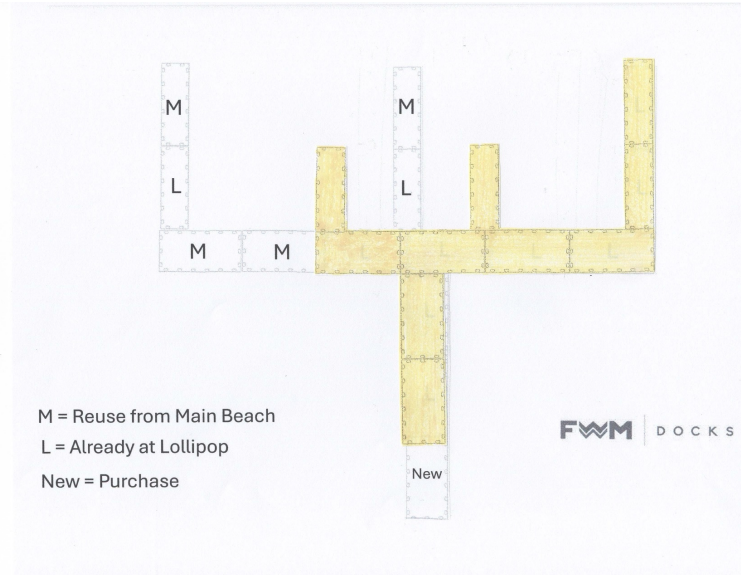
- ▶ At the Regular Board Meeting in May, the Board voted to present the Dock Expansion Project to the district voters
- ▶ The cost of the expansion is \$27,780
- ▶ The current balance in the dock fund is \$10,200
- ▶ The balance remaining for the project cost was \$17,580 and proposed as taxes
- ▶ After the meeting I realized that the 2027 Dock fees were not included in the balance calculation.
- ▶ Those fees are projected at \$4,500 and therefore reduce the taxes necessary to perform this project down to \$13,080
- ▶ I apologize for the omission and present the adjusted tax request at the lower amount for review and vote

# Special Project - Dock Expansion

- ▶ Current inventory is 17 slips total, 4 Large and 13 small
  - ▶ Note 2 small slips at Main are rented as a large slip
- ▶ Increases total slip inventory from **17 slips** to **20 slips** [10 large slips and 10 small slips]
- ▶ Increases flexibility based on community needs: large slips can also be utilized for smaller boats (sometimes 2!)
- ▶ Cost of Project \$27,780
  - ▶ Material and installation cost
- ▶ All Dock maintenance costs going forward will be paid for by Dock Slip rental fees
  - ▶ Costs for Winter storage/Spring placement
  - ▶ Repair/replacement
- ▶ Dock fees in future years will pay back this investment over time (3 years)



# Lollipop Changes



# COST FOR PROPOSED CHANGES

- ▶ \$27,780
- ▶ \$10,200 Funds Available in Dock Fund
- ▶ \$ 4,500 2027 Dock Rental Fees
- ▶ \$13,080 Balance Remaining
  
- ▶ Estimated General Fund Pay Back Period  
\$4,500\* X 3 years = \$13,500

*\*based on current rental rates 10 large boats (@ \$300 each) & 10 small boats (@ \$150 each); per slip rental fees could be increased over time to shorten pay back period.*

# Proposed Tax based on Assessed Value (General, Road and Special Project Funds)

Grand List (2024)	Proposed Tax for FYE 2026	Mill Rate
\$58,627,850	\$114,290	1.95
\$68,084,270	\$154,290	2.27

## TAX BASED ON ASSESSED VALUE

Per \$100K of Assessed Value

	Hebron	Lebanon
General Fund	\$184	\$158
Roads	\$0	\$59
Dock Expansion	\$11	\$10
Total	\$195	\$227

# Consider and Act Upon Proposed Dock Expansion Project

- ▶ Motion to vote on the FYE 6-30-2027 Special Project Dock Expansion Spending Plan of \$27,780 of which \$13,080 will be funded with new tax revenue and the balance of \$10,000 will be funded using dock slip revenue and existing funds
- ▶ Second
- ▶ Discussion
- ▶ Vote

# Voting - Special Project Dock Expansion

- ▶ Votes Talled
- ▶ Announce Approved or Rejected

# Establish Date for 2027 Annual Meeting

- ▶ Move to hold Annual District Meeting  
Saturday, May 29, 2027 (location TBD)
- ▶ 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!

