



Amston Lake Association – October 14, 2025
Monthly Meeting Minutes
Clubhouse – 6:30 pm

Attendees: John Matra, Susan Matyszyk, Nick Salerno, Ann Riley, Karen Hinch, Pam Hogan

- **Meeting called to order at 6:35** by John Matra, seconded by Sue Matyszyk and attendees.
- **Approval of Prior Meeting Minutes**
 - August Minutes not submitted to date by prior Board member
 - September Minutes approved by John Matra, seconded by Nick Salerno
- **President's Report**
 - **Roof**
 - Work has been successfully completed on the Clubhouse Roof. Roof installed; Zink strip also installed to defer mold buildup. Building permits completed and closed. A gas leak was detected by John Matra (Thank you John!) at the end of the roof completion – a pinhole from a staple gun caused the leak while the vent was being taken out and the area was repaired. Due to old codes and location, this was not the fault of Czerwinski Roofing, though they provided the Zink strip at no cost.
- **Old Business**
 - **Masonry** – John is working to obtain three (3) vendors for estimates to repair and complete side of building. (Clubhouse building bump out to be repointed, grout to be replaced and painted.)
 - **Thermostat/Furnace** – Smart Thermostat to be installed on November 4th, estimated at \$351. This will allow remote access and control.
 - Ann reported that Spicer will be providing a furnace cleaning on November 4th. The annual contract will be \$300 and includes emergency calls. Sue motioned to approve, Pam seconded, all agreed.
 - **Roof** – recap under President's report
 - **Event Recap** – ALA Octoberfest on October 4th was a fun, successful event – 34 pple signed up, good music and food from Sadlers. Snowbird Dinner was successful on September 25th
- **Treasurer's Report**
 - Statement balances as of 10/14/25 for Checking and Savings: \$15,495. Outstanding in process payments include \$7,053 for the Roof/Steve Czerwinski and \$551 for the propane hole repair. Estimated remaining balance - \$7,891. New expenses approved this meeting include Spicer contract - \$300, Smart thermostat - \$651 and Ceiling lights approx. \$1,275, (~ total \$2,226)

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▪ **Committee Reports**

- **House** -7 rentals upcoming (6 already prepaid);
- **Merchandise Update** – John Matra and John Slauenwhite will be meeting and will provide an update
- **Public Relations/Communications** – ALA signboards have been taken down around the lake, to be cleaned and stored for the winter.

• **New Business**

- **Suggested Events:**
- Outside suggestion for **Craft Fair** – Sue to evaluate, help needed
- **Thanksgiving Pot Luck/Wine tasting** -11/22 to be added to calendar
- **Holiday Party – 12/13** – to be added to calendar. Potluck, secret santa. John will be away during this, Sue will lead.
- **Santa's Visit** – John is working with the Hebron Fire Department for date.
- **Noon Years Day** at the Clubhouse (12/31/2025) on calendar
- **Repairs:**
- **Clubhouse Ceiling Light replacement** – John proposed replacing the old panel lights with LED panels with dimmers. Estimated cost of \$100 labor per 8 lights, and \$475 for materials (~\$1,275). Sue motioned for approval, Pam seconded – all agreed to move forward with this.
- **Ceiling panels** under evaluation. Proposal to replace damaged ones.
- Agenda item for next year to be discussed – **Generator for the Clubhouse**

- **Adjourn** - Pam Hogan motioned to adjourn meeting at 7:15, Nick Salerno seconded, all agreed

- **Next meeting:** November 11, 2025 (Last meeting of the year)

Respectfully,

Susan Matyszyk