



Minutes

Amston Lake Association – November 9th, 2021 Monthly Meeting via Zoom

Attendees: John Matra, Patty Matra, J.D. Wilcox, Elaine Williams, Charlene Reagan, Steve Reagan, and Ann Riley

- Call to order: 6:30 motioned by John, 2nd by Charlene
- Approval of the Minutes from last meeting: motion by Charlene, 2nd by Ann. All in Favor: Yes
- President's Report
 - Plumbing: still don't have toilet for plumber to install. Waiting for toilet so plumber can do both toilet and sink at same time.
 - Emergency HVAC repair: took a bit of effort to get someone to come out. \$850 repair completed, approved by the Board. Estimate a good 5 years of life left. We should start a contingency fund to plan for eventual replacement, which is estimated today at about \$12,000. We should try to budget \$3K/year annually for the next 5 years.
 - Club House News: Inspector for new insurance walk-thru today with John and Ann. Doesn't seem to be any issues or concerns. Separate note: John and Ann ordered replacement smoke detectors and Carbon Monoxide detectors from Amazon. Also found out that the mice have returned now that it's cold out. John will contact Exterminator who will give us a quote. John also would replace the curtains in the Clubhouse with mini blinds. Would look a lot cleaner and will look nice. John already took some measurements and believes it can be done for under \$200. No objections.

- Rentals: bookings for Nov. 14th and another booking for Thanksgiving Day.
Cleaning is approx. \$35-\$40 after a rental.
 - Social Committee: will take inventory of Kitchen, getting rid of old stuff that people donated and/or we no longer need.
- Treasurer's Report
 - October paid for property insurance and regular expenses, all set up on autopay. Murder Mystery Party generated \$713.57. John said the reviews were excellent, costumes were great, the venue was donated by Rockoff's and was amazing, and Expenses were \$561.65 for food, etc. Profit \$151.92! Ending Checking Balance for Oct. \$7,870.66. Saving Balance: \$12,735.44. Total balance: \$20,606.10. This includes a \$5K transfer between accounts because we didn't know what to expect with the furnace and wanted to be ready. \$850 furnace expense will hit in November.
- Committee Reports
 - House: John suggests House Manager role to manage the vendors (electrician, furnace repair person, landscaper, etc.). Would need a year-round resident vs. seasonal resident. This person would report up to the Vice President (Nick Salerno). Candidate TBD.
 - Web store: John is still working with vendor on additional merchandise.
 - Holiday Party: already on the website, and Lisa will post to FB page next. Patty gave update on Holiday Party: Dec. 11th at 6pm at Clubhouse. Theme: A Country Christmas. Potluck with BYOB. ALA will supply water, coffee bar, and assorted breads & rolls. Elaine, Michelle, and Patty met Saturday and don't feel they need to buy much stuff in preparation for the party. Budget is minimal (under

\$100) for social activities. Will also be a Yankee Swap and a Plastic wrap Ball.

Limit to 48 people.

- Fundraising/Merchandising: we sold 1 t-shirt this month! (Thanks Elaine!)
- New Business: 80th Anniversary next year! John wants to incorporate the anniversary somehow in our events throughout the year. Charlene asked if perhaps ALA/ALD or residents have memories they want to share. Possibly find a way to recognize the established families still here on the lake. Eileen Curtain/Tax Collector if she can share any information.
- Bylaws: Ann has offered to have reviewed by an attorney to ensure the flow is laid out properly. Goal is to have out for review by end of February, so we can get out in time for the season.
- Adjourn at 7:11pm, motioned by Charlene, 2nd by Steve
- Next Meeting March 8th, 2022 at 6:30pm

Respectfully submitted,

J.D. Wilcox