

Ashford Lake Property Owners' Association Emergency Board Meeting
August 3, 2021
184 Westford Rd. and Via Zoom

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:14 pm.

Those Board members present: Tom Barry; Don Judson; Harry Marshall; Denise Pillion; Jason Pufahl; Lisa McAdam Donegan; Paul Stansel; Sue Orcutt; Walt Wassil and Ann Milner.

Those absent: Mindy Carpenter; and Brent Raymond.

2. Treasurer's Report: Don Judson

Below is an executive summary of our account activity for July including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance \$60,916.20
Deposits \$2,000.00
Interest \$0.48
Payments to:
JCL Lawncare, LLC
6/10 Mowed dam, beach, Sunset swale \$175
6/21 Mowed dam, beach, Sunset swale, Farm Dr, walking path \$250
7/5 Mowed dam, beach, Sunset swale \$175
Total Amount: \$600

UPS Store \$5.42 (debit card) Copies
Microbac \$130.00 July beach water testing
Clerk of Superior Court \$95.00 Small Claims fee
Postage (debit card) \$4.00 Small Claims
SAS Construction \$16,100.00 Partial, Major Projects
Secretary of State (debit card) \$50 Annual Filing Fee
Tom Barry \$90 Line Paint and supplies
Ann Milner \$184.50 Welcome Basket Supplies \$17,258.92
ENDING BALANCE \$45,657.76

Capital Fund

Beginning Balance - Savings Account \$43,926.37
Deposits \$0.00
Interest \$1.44
ENDING BALANCE \$43,927.81
Beginning Balance - Certificate of Deposit \$39,341.59
Interest \$32.32
ENDING BALANCE \$39,373.91
Total Capital Fund \$83,301.72

Outstanding Assessments

% of Owed		
Delinquent Previous plus Current year (15)	\$19,670.95	59.65%
Current year only (11)	\$5,607.55	17.00%
Current through 3/1/21 (27)	\$7,700.00	23.35%
Total Owed (53)	\$32,978.50	100.00%

2021 Payments

2021 Assessment Total (130 Property Owners, 147.11 Assessments)
\$72,555.00

3. Collections: Don Judson

Collections and Expenditures

Don reviewed the executive summary.

We expect to receive another \$10,000 this year in assessments for approximately \$55,000 in the checking account. There are adequate funds to do the things planned to do, as well as what repairs are needed from the storms. We need to leave money available in the checking account at end of year for snow plowing in January and February. We could not make the \$5,000 payment to the capital fund so that there would be some extra funds available.

We need to have plan for how to pay for things next year.

4. Committee Reports

Roads and Grounds: Tom Barry

Issues from July Storms

In July 2021, we received 10.5 inches of rain compared to the historical July average of 4 inches. Four storms produced sustained significant rainfall of an inch or more, in a few hours. Consequently, the drainage system (swales and pipes) on the South end of Ashford Lake Drive (ALD) between Correll (30 ALD) and Villardi (54 ALD) was overwhelmed during those storms. The surface water running off the hill and through the swales overtopped ALD and washed out several driveways on the East side of ALD. At the request of some Property Owners, several Board Members visited the area to observe the damage. After the initial visit, another significant rainfall event caused repeated damage to the same driveways. Following the second event, the ALPOA roads contractor, made some repairs to damaged driveways and installed a temporary berm to redirect water flows away from the driveways to mitigate future damage. One reason the drainage system became overwhelmed is that there is only one pipe that collects runoff from this area of ALD and drains to the lake. During these events, this pipe did not have enough capacity to drain the runoff from the collection area, so water backed up and eventually overtopped the road. Although this one pipe may have been adequate when it was installed many years ago, with the development of many properties into homes and roads improvements on Oakview, the runoff is likely of greater volume now than it was then.

Although the rainfall this July was extraordinary, possibly even a record since records have been kept, if the drainage system is left as it is, it could be overwhelmed during an intense rainfall event and continue to damage ALD and Property Owners driveways.

Proposed Solutions

Given the potentially high volume of runoff during significant storms, the swales and drainage pipes to the lake need to be improved to have greater capacity. It appears likely that at least one more drainage pipe to the lake will be required.

Complicating the problem is the fact that although the pitch down the hill from West to East above and perpendicular to ALD is significant, the pitch along ALD is nearly flat.

The improved drainage system will need to collect runoff in the ALD swale and provide adequate pitch to drainage pipes to the lake.

Lastly, to maintain lake water quality, it is important that the system be designed to mitigate sediment being carried into the lake. This can be accomplished by preventing sediment from entering the drainage system, and by collecting sediment in drainage structures, that need to be cleaned out regularly, before allowing runoff to enter the lake.

Tom and Don consulted with two civil engineers that are able to develop a drainage plan, manage approval for the plan with the Wetlands Commission, and oversee a contractor to install the drainage system. Prior to a plan being developed, the area needs to be surveyed and a topographical map needs to be developed.

Board Discussion

Paul-Is this something we have to do or are we over engineering it?

Don- It is probably not likely that we will have this much rain in a short period.

However, this has been a problem area since the development of Oakview.

Tom- I have observed rain overflow that swale before.

Jason-The weather patterns are changing, and it makes sense to address the problem.

Lisa- Are we going to build a phased approach and have the same standards around the lake?

Don- We have begun a phased approach. Sunset Beach has accommodated the runoff from Sunset and this year we addressed the drainage on Lakeside.

Denise- We need to address the area due to climate change. Winter storms, and wind and rainstorms are more violent and frequent. This year the water level never went down.

Tom- We have been addressing drainage issues but doing it in an amateur way. The only time an engineer was used was for Sunset. This area of ALD is the most densely populated area. We may need DEEP approval for the watershed down from lake. An aerial survey cannot be done until the foliage is gone.

Lisa-We should let the affected property owners know the work the Board is doing.

Don- It will also be discussed at the Annual Meeting with the entire community.

Timeline

1. Survey the area and develop a topographical map. (Winter 2021-2022)
2. Develop an Engineering Plan for the improved drainage system. (Spring 2022)
3. Consult with Ashford Wetlands Commission and obtain approval of the plan. (Spring 2022)
4. Contract with roads contractor to implement the plan. (Summer 2022)

Discussion of Options for Long Term Funding.

Use of the Capital Fund and Major Projects Fund.

Forgoing some future projects.

Combination of these two.

Special Assessment should be last resort.

Jason motioned to survey the area to develop a topographical map and develop an engineering plan in consultation with the affected property owners for an improved drainage system.

Walt seconded the motion. All present were in favor.

Environmental: Tom Barry

There is some grass in the lake but less than previous years.

The geese are airborne.

Recreation: Denise Pillion

Future Activities

The Chowder Fest will take place on August 7th at East Beach. There have been many people interested.

Oldies Night will take place on September 5th at Sunset Beach. Fliers will be distributed.

5. Next Meeting

The next Board meeting will be held at 7:00 on September 7th at Denise's home, 73 Lakeside Dr. and on Zoom.

6. Adjournment

At 8:25 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
August 22, 2021