

**Ashford Lake Property Owners' Association Board Meeting**  
**April 6, 2021**  
**Via Zoom**

**1. Call to Order:** Tom Barry

Tom Barry called the meeting to order at 7:05 pm.

Those Board members present: Tom Barry; Don Judson; Harry Marshall; Sue Orcutt; Denise Pillion; Jason Pufahl; Brent Raymond; and Ann Milner.

Those absent: Mindy Carpenter; Lisa McAdam Donegan; Paul Stansel; and Walt Wassil

Association Members present: Bernie Dubb.

**2. Minutes:** Ann Milner

The March minutes were accepted as submitted.

**3. Treasurer's Report:** Don Judson

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

Checking Account

Beginning Balance \$60,625.19  
 Deposits \$12,897.45  
 Interest \$0.53  
 Payments to:  
 Jason Pufahl \$203.40 Web Hosting Fee  
 Russell Jancewicz \$250.00 Site Migration / Hosting

Mansfield Tree Service \$8,275  
 Date #of Plows Cost # of Sands Cost Total  
 01/27/21 1 \$650.00 1 350.00 1,000.00  
 2/2/2021 1 10" \$975.00 3 1,050.00 2,025.00  
 2/7/2021 1 7" storm \$850.00 2 700.00 1,550.00  
 2/10/2021 1 \$650.00 2 700.00 1,350.00  
 2/16/2021 1 350.00 350.00  
 2/19/2021 1 \$650.00 1 350.00 1,000.00  
 2/20/2021 1 \$650.00 1 350.00 1,000.00

Total: \$8,275.00

Ann Milner \$88.00 Welcome Basket material \$8,816.40  
 ENDING BALANCE \$64,706.77

Capital Fund

Beginning Balance - Savings Account \$43,920.00  
 Deposits \$0.00  
 Interest \$1.99  
 ENDING BALANCE \$43,921.99  
 Beginning Balance - Certificate of Deposit \$39,208.30  
 Interest \$35.43  
 ENDING BALANCE \$39,243.73  
 Total Capital Fund \$83,165.72

Outstanding Assessments

% of Owed		
Delinquent Previous plus Current year (16)	\$22,176.95	52.02%
Current year only (26)	\$13,757.55	32.27%
Current through 3/1/21 (22)	\$6,700.00	15.71%
Total Owed (64)	\$42,634.50	100.00%

2021 Payments

#### **4. Collections and Small Claims: Don Judson**

##### Collections

More outstanding assessments have been received than last year at this time. More owners have made payments this year compared to last March. Two owners have successfully made credit card payments. We have many email addresses now so bills can be sent by email also.

##### Small Claims

Owner who owes \$2,650 has still not made payments but has given concerns as to why they have not paid. ALPOA has given evidence as to why the complaints are not valid. ALPOA has sent correspondence stating that if payment is not received within 14 days, we will pursue small claims.

#### **5. Committee Reports**

##### **Roads and Grounds: Tom Barry**

##### Mowing Contract

The contract for mowing the beach and dam needs to be renewed. Tom motioned to rehire JCL Lawn Care to do the mowing. Don seconded the motion. All present were in favor.

##### Spring Clean Up

The Spring Clean Up will be May 22<sup>nd</sup>. There will be a pizza lunch at noon. Instead of mailing notices, it will be posted on Facebook, the website and the bulletin boards. Denise will put out the road sign.

##### Campert Lane

There is no additional information from the town. The road name sign needs to be put back up at the intersection of Farm Dr. and Campert Dr. The private road sign on Farm Dr. needs to be moved closer to intersection of Campert Dr. so people know where the private property begins. Harry offered to do this.

##### Future Road Projects

Tom, Sue, Don and Ann will walk around the lake and make a list of needed road and drainage projects. Tom will contact SAS to get prices for the projects.

Tom will look into having someone come to sweep up the sand from the roads.

##### **Environment: Tom Barry**

##### Canada Geese

There are still two geese on the lake. Two herons, turtles and eagles have also been seen.

##### Pet Waste

A notice was placed on the website and Facebook regarding cleaning up pet waste.

##### Phragmites

Sue is trying to contact SOLitude Lake Management regarding spraying. The homeowners with phragmites need to be notified to not cut them down since we will be spraying.

##### **Dam: Sue Orcutt and Don Judson**

##### Update on Engineer's Site Visit & Reports

Karl Acimovic conducted a site visit and was pleased with the work that had done since his last visit. He recommended removing the trees within 25 feet of the west side of dam. The trees are

on ALPOA property but the abutting property owner needs to be contacted. He also recommended that the forsythia on other side be cut down. Other recommendations were to remove some of the riprap out from under bridge, clean up the low level drain channel, fill the crack in the concrete on bottom of the spillway and paint the bottom edge of the of spillway.

**Community Watch & Safety: Tom Barry**

Summer Beach Monitoring

We need a committee to help monitor the beaches and put notices on cars. A mailing will be sent out to asking owners to volunteer, remind owners to use passes, not to invite guests not accompanied by owners, to call the state police if see trespassing and boat pass information. Ann and Sue will work on the mailing.

Signage

The private lake and no public access signs are old and need replacing.

**6. Other Business**

The Ashford Planning and Zoning Commission would like all Ashford Lake ALPOA members to take the online Lake District Survey. An informational notice will be put on the website and Facebook.

**7. Next Meeting**

The next Board meeting will be held May 4<sup>th</sup> via Zoom.

**8. Adjournment**

At 8:20 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner  
Recording Secretary  
April 16, 2021