

**Ashford Lake Property Owners' Association Board Meeting
April 5, 2022**

1. Call to Order: Tom Barry

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

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

Absent were: Mindy Carpenter, Lisa McAdam Donegan, and Walt Wassil.

ALPOA members: Nancy Conlan

2. Approve December Meeting Minutes

The February minutes were previously accepted as submitted via email.

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	\$21,535.35
Deposits	\$10,700.00
Interest	\$0.22
Payments to: JCL Lawn Care LLC 2/8/22 Unclog Pipe @ 40 Ashford Lake Drive \$100 Mansfield Tree Service Date #of Plows Cost # of Sands Cost Total 2-19-22 1 \$650.00 1 \$350.00 \$1,000.00 2-25-22 1 \$650.00 2 \$700.00 \$1,350.00 3-9-22 0 \$0.00 Part. \$200.00 \$200.00 3-12-22 1 \$650.00 1 \$350.00 \$1,000.00 Total: \$3,550.00	\$3,650.00
ENDING BALANCE	\$28,585.57

Capital Fund

Beginning Balance - Savings Account	\$48,938.41
Deposits	\$0.00
Interest	\$0.83
ENDING BALANCE	\$48,939.24
Beginning Balance - Certificate of Deposit	\$39,604.12

Interest	\$33.61
ENDING BALANCE	\$39,637.73
Total Capital Fund	\$88,576.97

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (18)	\$28,691.68	60.07%
Current year only (24)	\$12,855.00	26.91%
Current through 3/1/21 (22)	\$6,217.94	13.02%
Total Owed (64)	\$47,764.62	100.00%

2022 Payments

2022 Assessment Total (132 Property Owners, 146.11 Assessments)	\$73,055.00
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2022 Assessments Received

% of Assessment

Paid in Full (68)	\$37,555.00	51.41%
Delinquent Previous plus Current (1)	\$144.27	0.20%
Current year only (1)	\$400.00	0.55%
Current through 3/1/22 (22)	\$6,782.06	9.28%
Total Paid (92)	\$44,881.33	61.43%

Payments to prior balances	\$625.00
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Total Payments Received in 2022	\$45,506.33
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Collections

Don reviewed the payments and expenditures for March. We began the year with less cash than last year due to high expenditures last year. Collections are \$8,500 less and delinquencies are

higher than last year at this time. Snow plowing costs were \$5,000 more this year than last; but it is still within the snowplow budget.

Small Claims

There was a remote hearing for the one pending small claims case on February 9th. Tom and Don attended. The purpose was to hear the defendant's request to transfer the case to a different docket and ALPOA's objection. ALPOA prevailed and the defendant was ordered to pay \$50 a week beginning March 16th. As of April 5th, no payments had been made so a lien was placed on the property. Brent suggested filing a motion of contempt since no payment had been made for a month and request that the payment be made in full.

There are other owners who are now over the limit and the Board needs to consider filing more suits for delinquencies.

Reimbursements

Tom motioned to reimburse Sue \$145 plus tax for the purchase of a picnic table for Sunset Beach. Don seconded the motion. All present were in favor of the motion.

Don motioned to reimburse Tom \$60 for the lien fee and a new stamp to endorse ALPOA checks. Jason seconded the motion. All present were in favor of the motion.

4. Committee Reports

Roads and Grounds: Tom Barry

Update on ALD Project

Tom met with Wes Wentworth for a site visit before he began to work on the engineering plan. The plan will be designed in two phases. Phase 1 address the area from Lynn Allevò's driveway south to the Lee's driveway. Phase 2 will address the area from Lynn Allevò's driveway north to Oakview Dr. This will allow the work to be completed in phases but approvals for both phases will be requested at the same time from the Ashford Wetlands Commission.

Other Repairs/Upgrades for 2022

Possible other repairs or upgrades for this year are filling the potholes and grading, a speed bump on Sunset Dr., sweeping up the sand from the roads, and drainage on the Lakeside Trail where the water is not going into the catch basin.

Don stated that the roads budget of \$60,000 was intended to be spent mostly on the drainage repairs. He recommended we not spend this money on other road projects this year if we don't get the Wetlands Commission approvals in time.

Tree Removal

Tom received a \$1,400 quote for the removal of a tree that is leaning towards a home on Westview Dr. Tom motioned to approve the expenditure of \$1,440 for the tree removal. Brent seconded the motion. All present were in favor of the motion.

Environment: Sue Orcutt

Geese

There have been 4 geese on the lake. They could be nesting south of the dam.

Recreation: Denise Pillion

Proposed April Social Event

Nancy Conlan proposed an April community event. After discussion, it was decided to combine it with the May Spring Clean-Up Day on May 14th. The rain date is May 21st. More details will be discussed next month.

Communication: Ann Milner

Someone is needed to take over the website. Denise will speak with Robin Clapp.

5. Other Matters

Board Vacancy

Paul Stansel announced his resignation from the board since he is selling his home at the lake. The Board thanks him for his service to the Ashford Lake community.

6. Next Meeting:

The next Board meeting will be held on May 3 at 7:00 PM on Zoom.

6. Adjournment

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

Respectfully Submitted,

Ann Milner
Recording Secretary
April 25, 2022