

**Ashford Lake Property Owners' Association Board Meeting
December 6, 2022**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:07 PM.

Those Board members present were: Tom Barry, Paul Brown, Judy Campbell, Robin Clapp, Nancy Conlan, Sue Orcutt, Denise Pillion, Jason Pufahl, Brent Raymond, and Ann Milner.

Absent was: Lisa McAdam Donegan and Don Judson.

Homeowners Present: Janet Bellamy, Ericka Backman, Bernie Dubb, Kathy Hollister, Brian and Michelle Goslin, Harry Marshall, Carolyn and Rob Trotta.

2. Approve Meeting Minutes

Tom moved to accept the November Board Meeting minutes as submitted. Jason seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$18,627.40
Deposits	\$0.00
Interest	\$1.13
Payments to: J.M. Cyr Construction \$1,215.00 Drainage Lakeside Drive Jason Pufahl \$116.36 Post Cards for Annual Meeting Ashford VFD \$150 Donation Eastford Ind. FD \$150 Donation Living Proof Church \$150 Donation Town of Eastford \$150 Donation Denise Pillion \$15.98 Pumpkin Fest Supplies USPS \$114.65 Postage for Bills, Certified Mail and Annual Rental of PO Box Transfer to Capital Fund \$5,000.00	\$7,061.99
ENDING BALANCE	\$11,566.54

Capital Fund

Beginning Balance - Savings Account	\$48,948.11
Deposits	\$5,000.00

Interest	\$2.22
ENDING BALANCE	\$53,950.33
Beginning Balance - Certificate of Deposit	\$39,869.48
Interest	\$32.75
ENDING BALANCE	\$39,902.23
Total Capital Fund	\$93,852.56

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (11)	\$15,962.12	78.11%
Current year only (6)	\$2,831.90	13.86%
Current through 3/1/21 (9)	\$1,640.88	8.03%
Total Owed (26)	\$20,434.90	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 (106)	\$60,304.73	82.55%
Delinquent Previous plus Current (6)	\$2,192.88	3.00%
Current year only (2)	\$168.10	0.23%
Current through 3/1/22 (9)	\$3,114.12	4.26%
Total Paid (123)	\$65,779.83	90.04%

Payments to prior balances	\$7,742.85
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Total Payments Received in 2022	\$73,522.68	101.33%
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Billing

End of the year bills have been sent to those with outstanding balances.

Community Donations

We have received acknowledgements and thank you notes from both the Ashford and Eastford Fire Departments.

Capital Fund Contribution

The annual transfer of \$5,000 to the capital fund has been made.

4. Committee Reports

Roads and Grounds: Tom Barry

Ashford Lake Dr. Drainage Project

There has been no change since the Annual Meeting. Everything is in place except the easement for 30 Ashford Lake Dr. The property is part of phase 1 for a second drainage pipe and an easement is needed. Bids from contractors cannot be requested until this is done. A certified letter was sent to the new owner and received on November 12th. The letter requested the owner to contact Tom to set up a meeting, but the owner has not contacted him yet. Ann has an email address so Tom will contact the owner again.

Campert Lane/Farm Drive Update

There has been somewhat of a resolution for the Campert Lane/Farm Dr drainage. The Ashford Inland Wetlands and Watercourses Wetland Commission approved the engineer's recommendation for the town to widen the road near 34 Campert Lane and reshape and redefine portions of the swale. The other part of the recommendation was for the property owners of the two driveways on Campert Lane fill in the swale and install 12" diameter HDPE drainage pipes under their driveways where they cross the swale. This needs follow up.

Fall Clean-up Projects

JCL Lawncare cleared the dam slopes, beaches and swales from October through December 1st for a cost of \$3,130.

Communication: Ann Milner

A draft copy of the January 2023 newsletter was sent to all Board members. An additional article regarding the status of the Short-term Rental Sub-Committee discussion from tonight's meeting will be added and a final draft will be sent to the Board. The newsletter will be included with the January bill mailing.

Environment: Sue Orcutt

Aquatic Invasive Species Survey

Jason Seacat has emailed or mailed surveys for his study of aquatic invasive species. This was done at his own expense.

Recreation: Denise Pillion

Cookie Swap

The Cookie Swap will be on December 15th. Flyers have been posted on the bulletin boards, Facebook and emailed.

Boats at the Beaches

Brent noted that boats still remain on the boat rack at Sunset Beach. He stated that the boat rack is stressed and lopsided and needs to be cleared before winter. The weight of the snow and

boats could cause damage to the rack. Denise will contact the owners using the sticker numbers. She will take pictures and post on Facebook.

5. Short-term Rental Sub-Committee Report & Discussion

The Short-term Rental (STR) Sub-committee has met twice and submitted a report to the Board. We are in the informational gathering stage. This is a process and will take a while to work out. There was a lengthy discussion by Board members and other homeowners present.

Jason Seacat sent an email suggesting the Board solicit homeowners to gather a fuller understanding of resident's opinions and gain a mandate to proceed.

Erika Backman stated that homeowners deserve to know what is going on and be involved at this stage.

Bernie Dubb stated that the entire association should be making decisions.

Tom Barry stated that when the Board gets to the stage when we are making a proposal, we will put the proposal out and everyone will get to comment on it and vote as a membership. A notice will be included in the January newsletter.

Janet Bellamy, who is a homeowner and also a member of the Ashford Planning and Zoning Commission, explained the research and decision-making process the Commission used when developing the Ashford Short-term Rental Regulations.

Nancy Conlan reviewed the sub-committee's report to the Board. She explained that Ashford has STR regulations and Ashford residents are bound by the regulations. ALPOA can't lessen the Ashford regulations but can make more stringent regulations for the lake. The issue is what do we do about Eastford STRs. If ALPOA has covenants that apply to entire Association, then we should have regulations that apply to the entire lake on STRs. The Ashford regulations state that STRs are considered rentals for less than 28 days and are un-hosted. ALPOA could choose to have behavior codified such as noise, speed limit, the number of cars/parking. There are liability issues to consider in the event of injury to guests. There should be consultation with an attorney before enacting any regulations. Developing STR regulations will address parity for properties in both towns.

There were some questions about the Ashford Regulations that were directed to Janet Bellamy.

-How do owners know they need to apply for a permit?

It is on the town website.

-If someone is already operating a STR, how does the Commission know?

The zoning officer would not know unless there was a complaint.

-Please clarify how often a STR can be rented.

Three times in six months for a total of 6 times a year.

-Is the property the primary residence of the homeowner?

Yes.

-Does the permit convey with property or the owner?

With the owner, I believe.

Tom stated that the Association could add additional regulations that could require outdoor cameras, so neighbors don't have to contact the owner if there is problem. Or we could require

owners to provide boats and not allow guests to bring their own boats. Behavior and conduct are hard to regulate.

Bernie stated that as an HOA we can make our own regulations. We have to pay attention to the behaviors that affect the neighbors such as trespassing, parking trespassing and noise. Violations should be reported to the police and should be incorporated into the document.

Janet stated that Ashford's first permit is for one year. If during that year, there are complaints, the permit wouldn't be reissued. ALPOA could consider some sort of permitting process so a permit could be withdrawn.

Brent questioned ALPOA'S liability if a permit was removed. He stated that our focus should be on the lake and our liability. What can and can't the Association do? What could cause financial harm to the Association?

Denise stated regulations are needed for Eastford and Ashford lake properties and strongly recommends the use of a security system.

She also asked if there would be a way for investors to know about ALPOA regulations before they buy property?

Tom responded that we would have to make a resolution, and this is where an attorney would help. The Board would make a regulation, the members would approve it and then somehow, we would have to put it in land records so people who want to purchase property are aware of it.

Brian Goslin suggested ALPOA get opinion of counsel to find what authority the Association has to make regulations and what is enforceable.

Other comments/questions:

We could take pieces from the Ashford regulations and make them for Eastford.

How would we handle STR's already in existence?

How do we make regulations binding?

The newsletter article could invite people to attend the February Board meeting to give input or mail in comments.

Next steps:

Include information in the newsletter to let everyone know the Board is having this discussion.

Invite homeowners to submit opinions or questions in writing or attend the February Board meeting.

Consult with our attorney regarding our ability to make rules and our liability.

Brent motioned to first have Tom contact an attorney to seek a legal opinion on what the Association can and can't do and the extent of the Association's liability. Paul seconded the motion. All present were in favor.

6. Any Other Matters

Homeowner's Care of Property

Melissa Brown asked if there are any Association regulations about homeowners taking care of their property. There is one property where she counted 12 vehicles parked on the property. The Association has made a prior complaint and was told that as long as the vehicles are registered, they can have them.

Next Meeting

The next meeting will be January 3rd.

8. Adjournment

At 8:55 PM Brent motioned to adjourn, and Tom seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
December 27, 2022

