

**Ashford Lake Property Owners' Association Board Meeting
February 1, 2022**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:03 PM.

Those Board members present were: Tom Barry, Don Judson, Harry Marshall, Lisa McAdam

Donegan, Paul Stansel, Sue Orcutt, Denise Pillion, Jason Pufahl, Brent Raymond and Ann Milner.

Absent were: Mindy Carpenter, and Walt Wassil.

2. Approve December Meeting Minutes

The December minutes were previously accepted as submitted via email.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$5,431.94
Deposits	\$19,000.00
Interest	\$0.10
Payments to: Mansfield Tree Service \$4,025.00 Date #of Plows Cost # of Sands Cost Total 12/09/21 1 \$650.00 1 \$350.00 \$1,000.00 12/24/2021 1 \$650.00 1 \$350.00 \$1,000.00 12/27/2021 1 \$350.00 \$350.00 1/6/2022 1 12" storm \$975.00 2 \$350.00 \$1,675.00 J&D Civil Engineering \$637.50 (Addl. Surveying) Land Surveying field work x 3.5 hours @ \$125 per hour = \$437.50 Office drafting x 2.5 hour @ \$80 per hour = \$200.00 JCL Lawn Care LLC 12/31 Clean swales at Sunset, beach swale, Westview \$450 1/3 Picked up sticks along dam side, beach swale fill in washed out pools with rip rap \$200 Total Amount: \$650 (Final for 2021) Wentworth Civil Engineers \$2,500 (retainer ALD Drainage Plan/Design) USPS Postage for returned bills 1/21/22 \$1.56	\$7,814.06

ENDING BALANCE	\$16,617.98
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Capital Fund

Beginning Balance - Savings Account	\$48,935.24
Deposits	\$0.00
Interest	\$1.67
ENDING BALANCE	\$48,936.91
Beginning Balance - Certificate of Deposit	\$39,540.21
Interest	\$33.57
ENDING BALANCE	\$39,573.78
Total Capital Fund	\$88,510.69

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (20)	\$30,715.95	42.12%
Current year only (73)	\$41,455.00	56.85%
Current through 3/1/21 (3)	\$750.00	1.03%
Total Owed (96)	\$72,920.95	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 (36)	\$19,500.00	26.69%
Delinquent Previous plus Current (0)	\$0.00	0.00%
Current year only (1)	\$100.00	0.14%
Current through 3/1/22 (3)	\$750.00	1.03%
Total Paid (40)	\$20,350.00	27.86%

Payments to prior balances	\$0.00
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Total Payments Received in 2022	\$20,350.00
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Collections

Don reviewed the payments and expenditures for January. We began the year with a lower balance than usual. We received an average amount of deposits with 36 owners paying in full so we are starting off the year in good shape.

Small Claims

The one pending small claims case had been dormant. The court recently scheduled a hearing for February 9th regarding the defendant's request to transfer the case and ALPOA's objection. Tom and Don will attend.

2021 Tax Form

Tax Form 990 is due in May. Don received a notice that it needs to be filed electronically and in order to do that we have to purchase software. Don is investigating the best and least costly software.

Reimbursement

Tom motioned to reimburse Ann \$176.53 for expenses to copy the newsletter and beach parking passes. Sue seconded the motion. All present were in favor of the motion

4. Committee Reports

Roads and Grounds: Tom Barry

Update on ALD Project

Surveying has been completed including additional information per engineer's request. The engineer is ready to proceed so the \$2,500 retainer needs to be paid. He is scheduled to do the plan in March.

Wetlands

Drainage work at the north end of Ashford Lake Dr. will need a permit. We could request the permit at the same time we request the permit for the ALD project so that the two will be on the same time schedule of meetings. The permit will be good for 5 years so the work can be completed sometime during that time.

Campert Lane

Tom suggested contacting the new Ashford Selectman to follow up on meetings and correspondence with the former Selectmen regarding the town's responsibility in making corrections to the drainage on Campert Lane, which affects Farm Dr. This would also be an opportunity to request that the Selectman use some of the infrastructure money the town will receive for this project. Tom will draft a letter.

Lakeside Trail

The Lakeside trail has been very icy. Extra sand has been applied in that area. Water does not appear to be going to catch basin. This will need to be addressed for a future road project. Harry suggested making boxes available with sand for individuals to use as well.

Environment: Sue Orcutt

Blue Green Algae

Jason Seacat, 63 Lakeside Dr., recently contacted the Board and is interested in working on the Environmental Committee. He has experience monitoring Cyanobacteria on the Bolton lakes. He suggested an online reporting tool for residents to submit photos to address any emerging issues. He is interested in participating in TLGV monitoring.

The blue green algae seem to be seasonal when temperatures change.

Phragmites

Jordan from JCL Landscaping went out on the ice and cut back and carted away the phragmites. There was no ice at the spillway so the cattails could not be cut down. This will have to be done in the spring since they are obstructing the spillway.

Sue will contact SOLitude Lake Management and ask if our permit for spraying is good for next year.

Recreation: Denise Pillion

Denise suggested a Winter Fest with ice activities and a chili fest. It was decided to be held on Feb 13.

Communication: Ann Milner

A welcome basket was delivered to the new owners of 44 Ashford Lake Dr.

5. Next Meeting:

The next Board meeting will be held on March 1st at 7:00 PM on Zoom.

6. Adjournment

At 7:40 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
February 21, 2022

Addendum

The Board did not meet in March.

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

Checking Account

Beginning Balance	\$16,508.78
Deposits	\$14,456.33
Interest	\$0.00
Payments to: Ann Milner \$176.53 (Newsletter/Passes) JCL Lawn Care LLC 1/26/22 \$250 Cut reeds along lake edge / in lake, haul away Mansfield Tree Service Date #of Plows Cost # of Sands Cost Total 1/17/22 1 \$650.00 1 \$350.00 \$1,000.00 1/18/22 1 \$650.00 1 \$350.00 \$1,000.00 1/20/22 1 \$650.00 2 \$700.00 \$1,350.00 1/24/22 1 \$350.00 \$350.00 1/25/22 1 \$650.00 1 \$350.00 \$1,000.00 1/29/22 Blizzard \$950.00 2 \$700.00 \$1,650.00 2/4/22 drain clearing ALD \$600.00 2/13/22 5" Storm \$850.00 1 \$350.00 \$1,200.00 2/14/22 1 \$350.00 \$350.00 2/18/22 Tree clearing storm \$300.00 Balance Due: \$8,800.00 Dreamhost \$203.40 ALPOA.org Webhosting	\$9,429.93
ENDING BALANCE	\$21,535.18

Capital Fund

Beginning Balance - Savings Account	\$48,936.91
Deposits	\$0.00
Interest	\$0.00
ENDING BALANCE	\$48,936.91
Beginning Balance - Certificate of Deposit	\$39,573.78
Interest	\$0.00
ENDING BALANCE	\$39,573.78
Total Capital Fund	\$88,510.69

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (19)	\$29,546.68	50.54%
Current year only (46)	\$25,900.00	44.30%
Current through 3/1/21 (11)	\$3,017.94	5.16%
Total Owed (76)	\$58,464.62	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 (56)	\$30,555.00	41.82%
Delinquent Previous plus Current (2)	\$394.27	0.54%
Current year only (1)	\$100.00	0.14%
Current through 3/1/22 (11)	\$3,482.06	4.77%
Total Paid (70)	\$34,531.33	47.27%

Payments to prior balances	\$275.00
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Total Payments Received in 2022	\$34,806.33
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