

**Ashford Lake Property Owners' Association Board Meeting
January 3, 2023**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:06 PM.

Those Board members present were: Tom Barry, Judy Campbell, Robin Clapp, Nancy Conlan, Don Judson, Denise Pillion, Jason Pufahl, and Ann Milner.

Absent was: Paul Brown, Lisa McAdam Donegan, Brent Raymond, and Sue Orcutt.

Homeowners Present: Ericka Backman, Bernie Dubb, Carolyn Trotta and Renee Williams.

2. Approve Meeting Minutes

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

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$11,566.54
Deposits	\$2,325.36
Interest	\$0.92

Current year only (5)	\$2,331.90	12.74%
Current through 3/1/21 (6)	\$1,122.94	6.13%
Total Owed (21)	\$18,309.54	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 (112)	\$63,104.73	86.38%
Delinquent Previous plus Current (6)	\$2,250.30	3.08%
Current year only (2)	\$168.10	0.23%
Current through 3/1/22 (6)	\$2,132.06	2.92%
Total Paid (126)	\$67,655.19	92.61%

Payments to prior balances	\$8,192.85
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Total Payments Received in 2022	\$75,848.04	104.54%
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ALPOA Financial Summary for 2022

We finished the year in an improved financial position.

2022 collections approximately \$76k or about \$3k more than budgeted.

Improved our working capital position from approximately \$5k on 1/1 to \$10k on 12/31, which is more in line with our usual balance.

Added \$5k to the capital fund which is currently at almost \$94k.

Spent \$65k on projects and expenses. Purposely deferred several roads projects to save cash to assist with anticipated expense for the ALD drainage project in 2023.

Current Activity

Don reviewed the executive summary and the general ledger. The assessments received are very similar to last year. Twenty owners owe \$17,900 in outstanding assessments. Historically we are in pretty good shape.

2023

Bills and newsletters will go out to 133 property owners by the end of the week.

Will also send the bill via email to the 65 property owners for whom we have an email address.

2023 Budget as approved by the Board is in place.

Although we have anticipated the cost, we will likely still need to borrow from the capital fund to pay for some of the ALD drainage project, but that is the purpose of the capital fund.

Assuming collections continue as they traditionally do, ALPOA will remain financially sound through 2023.

Community Donations

We received an acknowledgement of our donation to the Eastford Food Pantry.

4. Committee Reports

Roads and Grounds: Tom Barry

Update on the status of the Ashford Lake Dr. Drainage Project

The permit has been approved but we don't have the document yet. Tom will send an email to the Ashford Wetlands Commission.

We need to obtain an easement from 30 Ashford Lake Dr. since the second pipe will be on that property. Tom, Don and Ann met with property owner and showed her the plan and walked the site. The owner is in agreement with the easement. Since the property has a mortgage, the owner has to go to her lender and receive their consent before we can get an easement. It is not recommended to proceed with the project until the actual easement is completed.

Tom will contact the abutting landowner regarding the line of trees which will be cut back significantly, and root systems may be damaged.

Tom has spoken to one contractor, Clem Langois, on site and gave him a copy of the engineer's plan. He will be making a bid.

JCL Lawncare came prior to the last heavy rain to clear out the drainpipes in the area.

Campert Lane/Farm Drive Update

Tom has noticed that yellow tape was put around many trees on Campert Lane by the town for possible removal.

Plowing/Sanding

There has been one plowing/sanding event so far. We had a 3' snowfall before the roads froze. The plowing did some damage on dirt roads. Tom needed to call for extra sanding on Hillcrest and Lower Lakeside. Water is coming into road on Hillcrest but not sure where from yet. An email needs to be sent to the Board if there is an ice problem. Sue got barrels with sand for lower Lakeside.

Bernie commented that not all the ice on lower Lakeside was sanded.

Communication: Ann Milner

The final copy of the newsletter has been printed and ready to mail with the January bills.

Welcome baskets were delivered to 30 Ashford Lake Dr. and 430 North Road.

Recreation: Denise Pillion

Cookie Swap

The Cookie Swap was fun. Thank you, Caroline Trotta, for hosting!

The Winterfest is weather dependent.

There is a possible Game Night at Denise's being considered.

Boats at the Beaches

Pictures of the boats on the boat rack on Sunset Beach were posted on Facebook. Two boats that had stickers were removed. The integrity of rack looks good still.

5. Old Business

Summary of Preliminary Legal consultation Regarding STR Regulations

Tom spoke with Atty. Dennis Poitras, who has provided legal services and representation to ALPOA. Dennis is semi-retired and would not be interested in taking on the STR issue.

In Dennis's opinion we absolutely have the right to impose regulations. The fact that ALPOA properties in the Town of Ashford are subject to regulations sets a rationale and precedent for establishing regulations for Eastford properties. Any new regulations would have to be voted on by the membership as prescribed in our covenants

On the matter of liability/litigation risk, there is no guarantee that we couldn't be sued on this or any other issue. Dennis was of the opinion that if the Town of Ashford PZC hasn't been sued over their STR regulations, a challenge v. ALPOA from an Ashford property owner would be low risk and a weak case. If a legal challenge were to come from an Eastford property owner, we would have the stronger case.

We do need legal representation. Dennis suggested Kahan, Kerensky & Capossela in Storrs. The attorney would review our covenants and by-laws, help craft the desired regulations, and make them binding (perhaps as an amendment to the covenants or some kind of resolution) and record them in the land records.

Tom will inquire with law firm in Storrs.

The steps in this process are to draw up the regulations; present them to the membership; have a vote by the membership; and codify them by creating an amendment to covenant or document in the land records.

Erica Backman suggested we consider an electronic survey to get a deeper, broader opinion. This would provide proof of completing due diligence to get feedback from as many people as possible. She would be happy to help with this.

The Board discussed this option. We only have email address from half of owners so a mailed postcard with a notice about survey could be sent. We would need to make sure we get feedback from people who are owners at the lake only. We could ask for email address as part of the survey to ensure this. The results of survey could guide us in the process.

Jason and Carolyn will reach out to legal contacts inquiring if they have HOA expertise.

6. New Business

Suggestion to Video/Record Board meetings

The Board discussed the suggestion to record Board meetings and saving them to a local computer or YouTube. It was decided that meetings would not be recorded unless there was a need to record a special presentation by a guest.

Next Meeting

The next meeting will be February 7th.

8. Adjournment

At 8:05 PM Ann motioned to adjourn, and Don seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
January 21, 2023