

Ashford Lake Property Owners' Association Board Meeting
July 6, 2021
86 Ashford Lake Dr. and Via Zoom

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 pm.

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

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

Association Members present: Bernie Dubb and Brian and Michelle Goslin.

2. Minutes: Ann Milner

The June minutes were accepted as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance		\$67,475.58	
Deposits	\$1,500.00		
Interest	\$0.60		
Payments to:			
JCL Lawncare			
5/14/21 mowed dam, beach	\$160		
5/14/21 cleaned outlet pipes at dam, clean Sunset swale down to beach	\$130		
5/20/21 cleaned out swales/ cut pricklers out	\$560		
5/27/21 mowed dam, beach, Sunset swale, Farm Dr, walking path, shoulder of road across from Bergeron's to the speed bumps	\$290		
Brent Raymond	\$19.98	Goose poop scoop	
Karl Acimovic	\$2,800.00	Inspection and CT DEEP Report	
Lindon Tree Service	\$600.00	Stump Grinding	
Mansfield Tree Service	\$3,500.00		
Clear trees on dam and haul wood	\$1200		
Clear drainage ditch	\$1100		
Remove Hemlock tree from ditch haul wood	\$900		
Open Road from storm damage tree, chip brush	\$300		\$8,059.98
ENDING BALANCE		\$60,916.20	

Capital Fund

Beginning Balance - Savings Account		\$43,924.78	
Deposits	\$0.00		
Interest	\$1.59		
ENDING BALANCE		\$43,926.37	
Beginning Balance - Certificate of Deposit		\$39,306.07	
Interest	\$35.52		
ENDING BALANCE		\$39,341.59	
Total Capital Fund		\$83,267.96	

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (15)	\$19,770.95	56.52%
Current year only (15)	\$7,757.55	22.18%
Current through 3/1/21 (26)	\$7,450.00	21.30%
Total Owed (56)	\$34,978.50	100.00%

4. Collections, Pending Small Claims, Reimbursement and CT Sec. of State Annual Report: Don Judson Collections

Don reviewed the executive summary. Assessment payments are continuing to be made. Outstanding assessments are \$5,000 better than last year at this time. Assessments received are \$7,000 better than last year at this time.

Pending Small Claims

A small claims suit has been initiated against one delinquent party owing \$2,650. The three tenants in common were all notified by certified mail. A reply was received by one. We have to give proof of notice before we can actually file. Notices were resent by First Class Priority mail to the two we hadn't heard back from and we received confirmation of delivery. There has been no subsequent payment. Don sent evidence of the basis of the claim to owners after one owner contacted him after the first notice was sent. It was decided to proceed with filing the small claims suit with the court.

Reimbursements

Tom motioned to reimburse Ann \$184.50 for pizza for the Clean-Up Day Picnic and Welcome Basket materials. Denise seconded the motion. All present were in favor of the motion. Walt made a motion reimburse Tom \$70 for line striping paint and \$20 for a goose poop bucket. Denise seconded the motion. All present were in favor of the motion.

CT Sec. of State Annual Report

Don will file online and make an electronic payment through the PayPal account.

Property Transfers

There was one transfer of property on the north end of Lakeside Dr. The new owners will build a house in the future when they retire.

5. Committee Reports

Roads and Grounds: Tom Barry

Status of Major Projects & Repairs

The Lakeside Dr. drainage swale is complete.

Grading and pothole repairs are done. More processed gravel had to be brought in than initially thought.

The Sunset Dr. swale is repaired. The area was graded and seeded and in addition, roots were removed. There might be an extra cost from the initial estimate.

Brent reported that SAS tried to open the pipe under the entrance to the property south of the drainage ditch on Sunset Dr by his house. Brent will be working on drainage on his property and may use the drainage ditch, so we may have to wait until next year to address this area.

Tom has contacted someone who can properly clean the catch basins. This person unfortunately had an emergency appendectomy so he will look at it at a later date.

Walt asked if potholes on Hillside Dr. could be repaired when the paving is being completed.

Maintaining North End of ALD

The owner of property at the north end of Ashford Lake Dr. has notified ALPOA that he will not pay his assessment since the property is not accessible. He has proposed fixing the road and receiving a discount on his assessment. Don sent a reply stating the assessment is owed and that ALPOA will fill the area with processed gravel.

Tom spoke with SAS and an Ashford Inlands Wetlands and Watercourses Commission representative about our plans. ALPOA needs to apply for a permit through the AIWWC including

a list of the materials that will be used and the plan for the repair. We will need sediment barriers and GIS maps. The work cannot be done when the ground is wet because of the 12-inch depth that needs to be dug. Tom will complete the wetlands permit application so that the work can be completed at the appropriate time.

Campert Lane

Met with Ashford First Selectwoman Catherine Silver-Smith, public works representative and wetlands representative. The Town will put pipe a under the Campert Lane driveway to eliminate sediment from washing down Farm Dr. The Selectwoman will speak with the subdivision developer about putting in proper driveway entrance but can't require them to do it until they actually begin to build.

Other Road Related Items

Tom and Harry will paint the lines in the roads when the weather is good.

A tree fell across Farm Dr on July 3. Mansfield Tree cleared it.

Another tree fell earlier on the lower Lakeside right of way. Eversource removed it from the power lines and the road.

Lakeside Right of Way

Brian and Michelle Goslin asked for an update on the walk through that Tom and Michelle did with SAS. It was difficult to see exactly where the icing occurs since it was dry. SAS questioned who owned the property since the drainage for the water will have to be sent through homeowners' properties.

The Goslins would like to have the Board obtain an estimate of the cost of the project so a plan can be developed. It could be something that is completed by sections over 2-3 years.

They understand that it might not be a priority, but it is a safety issue for driving and walking.

They also recently noticed water coming out of a pipe that comes out of a newly constructed wall.

Bernie Dubb stated that he would be willing to let the drainage go down either side of his property. Sanding the area in the winter should be a priority.

Environment: Sue Orcutt and Tom Barry

Beach Water Testing

The water at both beaches will be tested on July 13 and August 10 for E. coli.

Canada Geese

Two geese and four goslings remain on the lake; however, they are beginning to try to fly.

Phragmites Treatment

We are on track for spraying the phragmites, cattails and plants in the spillways at the end of the summer.

Lake Grass

Grass is starting to come loose from the bottom of the lake.

Dam: Sue Orcutt

Update on Engineer's Site Report Recommendations

Sue is still pursuing a quote from SOLitutde Lake Management to install a solar powered fountain in the lake for aeration to prevent blue green algae.

Sue contacted the contractor regarding the concrete repair on the bottom of the spillway but has not received a quote yet. We need to wait until the water level goes down before the repair can be done.

The toe drains were unplugged, and the water is draining from both pipes.

According to the dam inspection report, the stumps need to be removed from the north side of

the spillway where the trees were removed. The area then needs to be graded and seeded. This was not part of the projects on our list, so there will be an additional cost.

Community Watch & Safety: Denise Pillion

Notices have been put on windshields of cars parked at the beaches without beach parking passes. Many people are asking for boat passes.

Communications: Ann Milner

Welcome Baskets

A welcome basket has been delivered to 52 Lakeside Dr and a welcome guide mailed to the new owners of the property on the north end of Lakeside Dr.

Nancy Conlan from 52 Lakeside was unable to attend tonight's meeting but she wanted to thank the Board for the welcome basket and the friendliness everyone has shown in the short time they have been living here. She hopes to attend future Board meetings and help the association out in some way.

Recreation: Denise Pillion

4th of July

It was a quiet 4th of July due to the weather. Fortunately, the weather cleared in the late afternoon, so the boat parade was able to take place.

Future Activities

Denise would like to schedule more activities for opportunities for people to gather. She suggested a Chowder Fest in August. People could bring their favorite chowder. Hot dogs, and corn from Buell's could also be served. A tentative date of August 7th was discussed. Denise will post notices on the bulletin boards, Facebook, the website and mailboxes.

Denise also suggested a plant swap and garden tour for September.

Boat Rack

Brent spoke to some in the community near Sunset Beach and they are willing to contribute toward another larger boat rack for canoes and a picnic table. Brent suggested using our PayPal account for online donations. The specific items to be purchased would be listed out in the PayPal request. He wondered about the best way to get the information out to people who wanted to donate: newsletter, Facebook, website and a flier on doors. Don said he could maintain the accounting. The cost of materials is high now and tables are no longer available in stores so it might be a project to purchase later. However, we should look into setting up the fundraising now.

6. Next Meeting

The next Board meeting will be held at 7:00 on September 7th at Denise's home, 73 Lakeside Dr. and on Zoom.

7. Adjournment

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

Respectfully Submitted,

Ann Milner
Recording Secretary

July 7, 2021