

**Ashford Lake Property Owners' Association Board Meeting
July 12, 2022**

1. Call to Order: Tom Barry

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

Those Board members present were: Tom Barry, Robin Clapp, Don Judson, Harry Marshall, Sue Orcutt, Denise Pillion, Brent Raymond, Walt Wassil and Ann Milner.

Absent were: Mindy Carpenter, Jason Pufahl, and Lisa McAdam Donegan.

2. Approve Meeting Minutes

Tom motioned to accept the June minutes as submitted. Denise seconded the motion. All present were in favor.

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	\$35,889.58
Deposits	\$4,195.95
Interest	\$0.28
Payments to: Town of Ashford \$120 IWWC Permit Fee USPS (Pay Pal) \$8.56 Cert. Mail; IWWC Permit application to Windham Water Works Eastford Town Clerk \$60.00 Hollon Lien Release JCL Lawn Care \$1,186.87 6/10/22 5/10. Bunker sand for east beach \$401.87 5/12. Mowed dam, beach, Sunset swale, Farm Dr, path \$285 5/25. Tried to locate pipe @ Allevo's house, weed whack near the hay bales at dam, blow swale across from Bergeron's \$260 5/26. Mowed dam, Sunset beach/swale \$200 5/31. Weed whack from top of Sunset by fence to next driveway down the hill \$40 Ann Milner \$92.68 Welcome Basket Materials Home Depot \$8.49 (Pay Pal) 1 can striping paint CT Secretary of State \$50 Annual Filing Fee USPS \$14.76 Certified Mail for two Small Claims Notices Staples \$7.63 Scanning of Property Map for Website	\$1,548.99
ENDING BALANCE	\$38,536.82

Capital Fund

Beginning Balance - Savings Account	\$48,940.88
Deposits	\$0.00
Interest	\$0.80
ENDING BALANCE	\$48,941.68
Beginning Balance - Certificate of Deposit	\$39,703.96
Interest	\$32.62
ENDING BALANCE	\$39,736.58
Total Capital Fund	\$88,678.26

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (13)	\$19,100.73	62.13%
Current year only (10)	\$5,286.90	17.20%
Current through 3/1/21 (24)	\$6,353.82	20.67%
Total Owed (47)	\$30,741.45	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 (84)	\$46,700.00	63.92%
Delinquent Previous plus Current (5)	\$1,744.27	2.39%
Current year only (2)	\$468.10	0.64%
Current through 3/1/22 (24)	\$8,146.18	11.15%
Total Paid (115)	\$57,058.55	78.10%

Payments to prior balances	\$6,102.85
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Total Payments Received in 2022	\$63,161.40
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Collections

Don reviewed the collections and expenditures for June and the year to date. The total payments are similar to the previous year. The outstanding assessments are similar to last year.

Small Claims Actions

Small claims notices were sent to two owners owing \$2,095 and \$2020 and resulted in one paying in full and the other promising a payment plan.

Billing

Bills will be sent out at the end of July to those owing the second payment with a reminder that it is due by September 1st. Bills will also be sent to the 23 delinquent owners requesting immediate payment.

PayPal payment requests were sent out to 6 of the 24 whose email addresses we have. There were no responses, but we now have one additional way to contact them.

Reimbursement

Don motioned to reimburse Tom \$63.52 for line striping paint. Brent seconded the motion. All present were in favor.

4. Committee Reports

Roads and Grounds: Tom Barry

Update on ALD Project

Tom represented ALPOA at the July Ashford Inland Wetland Commission meeting last Tuesday. Don and Ann also attended the Zoom meeting. Commission members had come out to the lake and done site walks. Commission members had questions and wanted to hear from ALPOA's engineer who was unable to attend. The next step is the Wetland Commission meeting in August. ALPOA's engineer will attend and answer questions. The engineer's cost will be approximately \$300-\$500. If the Commission approves the application, we will receive the permit in September. Willimantic Water Works came out for site visit and had no recommendations.

Guardrails

Received quotes from Arrow Fence for guardrails for Sunset, Hillcrest and the spillway. The quote for a 20' wood guardrail on Sunset was \$1,515.60 and would protect vehicles from the deep drainage basin. Tom motioned to expend \$1,515.60 for a section of guardrail on Sunset Drive. Denise seconded the motion. All present were in favor.

The quote for a 60' wooden guardrail at the curve at the spillway where the hay bales are was \$3,375. Tom also obtained a quote of \$1,025 from JM Cyr for placing large stones at intervals in the same area. Stones are more aesthetic and financially prudent. Tom motioned to expend \$1,025 for stones placed at the spillway. Denise seconded the motion. All present were in favor. A wooden guardrail at the Hillcrest curve would not stop a vehicle. A metal guardrail is needed there. Walt suggested using large stones for there also. Tom will ask the JM Cyr to look at that area also.

Lower Lakeside Drainage Repair

Tom also obtained an estimate of \$4,850 from JM Cyr (recommended by Jordan) for the lower for repairing lower Lakeside Dr by Denise Pillion's and Jerry Sazama's where water is not draining off the road. There is an old underground drainpipe to the catch basin which is not functioning well. The correction will make it so the water will go into catch basin. A quote from Desmarais & Sons Inc. from Killingly was never received. Tom will contact him again Don motioned to grant

Tom the authority to expend up to \$5,000 to fix the issue on lower Lakeside with which ever contractor. Walt seconded the motion. All present were in favor.

Dirt Road Repairs

Tom did not receive a quote from Dale Desmarais, from Desmarais & Sons Inc., for repairing the dirt road potholes and grading. Dave Avallone (99ALD) recommended his cousin, Dan Legeyt. His quote of \$5,500 includes materials and labor for filling all the dirt road potholes and grading. This was a little less than what we have paid SAS Construction in previous years. The Board discussed getting a second quote from Dale Desmarais but decided to go with Dan Legeyt since he was prompt in replying with a quote and his work at Dave Avallone's was good. Denise motioned to hire Dan Legeyt for the pothole repairs and grading. Don seconded the motion. All present were in favor.

14 Ashford Lake Dr. Power Lines

Brent brought to the Board's attention that there are vines growing on wires going to the empty house at 14 ALD which has been empty for over a year. The wires are becoming low and could be caught on a large vehicle driving by. Tom will send a letter to the Wallen's who own the property. There is no phone number or email on file for them.

Expenditures

Don reminded the Board that \$13,000 had been approved at this meeting for necessary and appropriate road repairs but that we must keep in mind that there will be very large expenditures in the near future for the drainage repairs on ALD.

Environment: Sue Orcutt

Beach Water Testing

The water was tested at both beaches yesterday. Sue will send us the results when she receives them.

Turbidity Monitoring

Sue has been testing the turbidity of the water every week. The third week test was getting cloudy, but the results were still good. The base line is 4 feet.

Anytime we suspect blue green algae, Sue Pillo can be called to come and test.

Pond Lilies

There is a patch of pond lilies near the shore which has grown in diameter since last year. There is also purple loosestrife in the same area. The owner will be alerted that they need to be removed.

Phragmites

The phragmites don't seem to be coming back.

Dam: Sue Orcutt

Spillway Repair

Sue contacted the mason regarding the spillway repair. We are on his high priority list to fix the crack in the spillway.

Recreation: Denise Pillion

Garden Tour

The Garden Tour and Plant Swap was well attended and a lot of fun.

Boat Parade

The Fourth of July Boat Parade was well attended.

Chowder Fest

Denise will organize a Chowder Fest for August 13th at East Beach.

Sunset Beach Raft

The chain rusted and became unattached from the anchor. Denise will purchase a new chain, hooks and a weight to anchor. She, Matt and Brent will rest the raft.

Sunny East Beach

There is not much shade at East Beach now that the trees are gone. Holes will be drilled in the tables so umbrellas can be used.

Sunset Beach Boat Rack

Brent will look into an affordable way to allow more boats to be stored at Sunset Beach.

Community Watch & Safety

Lakeside and Farm Drive Curve

It was brought to the attention of the Board by Bernie Dubb there is hazardous speeding at the Lakeside and farm Drive curve. The brush is high at the curve and pedestrians cannot be seen easily. The Board discussed adding a sign, blinking lights or a speed bump. Tom will have the brush cut back to see around curve going north on Lakeside and look into a sign.

Communication: Ann Milner

New Owners

Welcome baskets were delivered to 10 Oakview Dr. and 26 Ashford Lake Dr.

5. New Business

Campfire/Fire Pit Use

Brent asked if there was anything in the ALPOA documents about the use of campfires and fire pits. There are times when fires burn for 4-6 hours with a great deal of smoke which affects people with respiratory issues. There isn't anything in ALPOA documents. The Town requires a permit for brush burning. Town rules would supersede ALPOA regulations.

6. Next Meeting:

The next Board meeting will be held on September 6th at 7:00 PM on Zoom. Tom motioned to forgo the August meeting unless something comes up that needs Board attention. Sue seconded the motion. All present were in favor.

6. Adjournment

At 8:45 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
July 20, 2022



Microbac Laboratories, Inc. - Dayville
CERTIFICATE OF ANALYSIS

D2G0055

Ashford Lake Prop. Owners Assc

Project Name: Ashford Lake

Sue Orcutt
 PO BOX 36
 Ashford, CT 06278

Project / PO Number: N/A
 Received: 07/11/2022
 Reported: 07/14/2022

Analytical Testing Parameters

Client Sample ID: East Beach (Eastford Side of Lake)	Collected By: David A. Verdolino
Sample Matrix: Recreational Water	Collection Date: 07/11/2022 11:41
Lab Sample ID: D2G0055-01	

Microbiology	Result	Limit(s)	RL	Units	Note	Prepared	Analyzed	Analyst
Method: SM 9223 B (Colilert Quanti- Tray)-2016								
Escherichia coli	2	235	1	MPN/100mL		07/11/22 1738	07/12/22 1920	LRG

Client Sample ID: Sunset Beach (Ashford Side of Lake)	Collected By: David A. Verdolino
Sample Matrix: Recreational Water	Collection Date: 07/11/2022 11:58
Lab Sample ID: D2G0055-02	

Microbiology	Result	Limit(s)	RL	Units	Note	Prepared	Analyzed	Analyst
Method: SM 9223 B (Colilert Quanti- Tray)-2016								
Escherichia coli	1553.1	235	1	MPN/100mL		07/11/22 1738	07/12/22 1920	LRG

Results in **bold** have exceeded a limit defined for this project. Limits are provided for reference but as regulatory limits change frequently, Microbac Laboratories, Inc. advises the recipient of this report to confirm such limits and units of concentration with the appropriate Federal, state or local authorities before acting on the data.

Definitions

- CT102:** Connecticut Department of Public Health - Standards for Quality of Public Drinking Water 19-13-B102
- MPN/100mL** Most Probable Number per 100 Milliliters
- RL:** Reporting Limit
- SMCL:** US EPA Secondary Maximum Contaminant Level

Project Requested Certification(s)

Microbac Laboratories, Inc. - Dayville
 PH-0465

Connecticut Department of Public Health

Report Comments

Samples were received in proper condition and the reported results conform to applicable accreditation standard unless otherwise noted.

The data and information on this, and other accompanying documents, represents only the sample(s) analyzed. This report is incomplete unless all pages indicated in the footnote are present and an authorized signature is included. **The services were provided under and subject to Microbac's standard terms and conditions which can be located and reviewed at <<https://www.microbac.com/standard-terms-conditions>>.**

Reviewed and Approved By:

Ronald L. Warila
 Director
 Reported: 07/14/2022 09:50

Microbac Laboratories, Inc.

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Microbac Laboratories, Inc. - Dayville

CERTIFICATE OF ANALYSIS

D2G1544

Ashford Lake Prop. Owners Assc

Project Name: Ashford Lake

Sue Orcutt
PO BOX 36
Ashford, CT 06278

Project / PO Number: N/A
Received: 07/20/2022
Reported: 07/25/2022

Analytical Testing Parameters

Table with 2 columns: Parameter and Value. Includes Client Sample ID, Sample Matrix, Lab Sample ID, Collected By, and Collection Date.

Table with 10 columns: Microbiology, Result, Limit(s), RL, Units, Note, Prepared, Analyzed, Analyst. Row for Escherichia coli with result 3.1 and limit 235.

Results in bold have exceeded a limit defined for this project. Limits are provided for reference but as regulatory limits change frequently, Microbac Laboratories, Inc. advises the recipient of this report to confirm such limits and units of concentration with the appropriate Federal, state or local authorities before acting on the data.

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Reviewed and Approved By:

Handwritten signature of Melisa L. Montgomery

Melisa L. Montgomery
Quality Assurance Officer
Reported: 07/25/2022 15:23

Microbac Laboratories, Inc.

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