

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

**1. Call to Order:** Tom Barry

Tom Barry called the meeting to order at 7:13 PM.

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

Absent were: Mindy Carpenter, Robin Clapp, and Lisa McAdam Donegan.

**2. Approve Meeting Minutes**

The May minutes were accepted as submitted.

**3. Treasurer's Report: Don Judson**

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

Checking Account

Beginning Balance	\$39,058.78
Deposits	\$2,727.06
Interest	
Payments to:	
Staples (PayPal) \$47.04 Set of ALD Plans	
Mansfield Tree Service \$1,300 Beach/Westview Drive	
Wentworth Engineering \$4,300 ALD Drainage Plan Balance	\$5,896.56
Denise Pillion \$94.54 Pizza/Clean-up Day	
Staples (Pay Pal) \$154.94 Copies for IWWC	
ENDING BALANCE	\$35,889.28

Capital Fund

Beginning Balance - Savings Account	\$48,940.02
Deposits	\$0.00
Interest	
ENDING BALANCE	\$48,940.02
Beginning Balance - Certificate of Deposit	\$39,669.21
Interest	
ENDING BALANCE	\$39,669.21
Total Capital Fund	\$88,609.23

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (14)	\$21,296.68	60.96%
Current year only (13)	\$6,786.90	19.43%
Current through 3/1/21 (26)	\$6,853.82	19.62%
Total Owed (53)	\$34,937.40	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 (78)	\$43,200.00	59.13%
Delinquent Previous plus Current (5)	\$1,644.27	2.25%
Current year only (2)	\$468.10	0.64%
Current through 3/1/22 (26)	\$8,646.18	11.84%
Total Paid (111)	\$53,958.55	73.86%

Payments to prior balances	\$5,006.90
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Total Payments Received in 2022	\$58,965.45
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#### Collections

Don clarified his previous remark that 2021 was extraordinary. He reported that 2021 was extraordinary because we were paid more, earlier than normal, and also extraordinary in that we had more expenditure, which led to us beginning 2022 with less than normal in the checking account.

Don reviewed the collections and expenditures for May and the year to date. The total payments are similar to the previous year. The Capital Fund remains static. The outstanding assessments are similar to 2021.

#### Fees For Liens

Regarding the policy to add lien fees to property owners accounts adopted at the last meeting, Tom read from the covenant that the purchaser must pay all costs that may be incurred.

The lien fee is accrued after the small claim judgment is made.

#### Potential Small Claims Actions

Special notices were sent to people approaching the small claims amount. They were told to address the delinquency by April 30th. They were told small claims suits would be filed 30 days after if the owners did not respond. One owner owes \$4,425 and contacted Don and promised to pay \$150 a month. One payment has been made. There is already a lien on this property. A second owner owing \$2,705 contacted Don and made no commitment to a payment plan but agreed to pay what they can. One payment of \$144 has been made.

Two additional owners had very a firm deadline to contact Don and they have not. One of these owners owes \$2,095 and another owes \$2,020. One is approaching the five-year statute of limitation when we may lose ability to claim all that is owed. It was recommended that small claims suits be filed for both these cases. Tom motioned to file two small claims suits. Don seconded the motion. All present were in favor.

A lien was filed after the last judgment ruled on in February. The owners then paid in full. Tom recommended that we release the lien. The Board was in agreement.

Brent suggested also using the ALPOA PayPal account to request payments.

#### **4. Committee Reports**

##### **Roads and Grounds: Tom Barry**

##### Update on ALD Project

Don and Tom met with the Ashford wetland agent regarding the application process. Tom completed the forms, made copies of the plan and delivered it to the Land Use office today. ALPOA's application for a permit should be on the agenda for June 7<sup>th</sup>.

##### Prospective New Contractor

SAS Construction, the construction contractor ALPOA has recently used, is not continuing to operate as a business and is semi-retired. Desmarais & Sons Inc. from Killingly was recommended. Tom met with Dale Desmarais, owner of the company, and showed him what we need done. He has equipment to do what we need for our major projects. Tom suggested getting bids from him.

##### Small Repair/Maintenance Work

Dale Desmarais will come out to look at the dirt road grading and Lakeside drainage remedy. If the quote for repairing the potholes and grading the dirt roads comes back consistent with what we usually pay, Tom will go ahead without a board vote.

Tom has an option for guardrails for Sunset, Hillcrest and possibly the spillway.

Tom is still trying to set up a meeting date with the First Selectman regarding the town's responsibility for work needed on Campert Lane.

##### **Environment: Sue Orcutt**

##### Schedule Beach Water Testing for July & August

Sue will schedule beach water testing for July and August.

##### Phragmites

JCL Lawn Care will be asked to remove the dead phragmites and cattails from the spillway.

##### Geese

Eagles and a great deal of foxes may be deterring the geese from nesting.

##### East Beach Erosion

Road water is washing the sand into water at East Beach. Rob Trotta suggested using railroad ties to hold back the water. A stone retaining wall is another possibility. Rob will look into this.

#### Construction Abutting East Beach

Tom will talk with Robert Campbell regarding the septic install, and fencing and landscaping where his property abuts the beach.

#### **Dam: Sue Orcutt**

Sue has not heard back from the mason regarding the dam repair and she will follow up.

#### **Recreation: Denise Pillion**

##### Garden Tour

Denise is organizing a Garden Tour and Plant Swap for June 12<sup>th</sup>.

##### Boat Parade

The Fourth of July Boat Parade is scheduled for July 3<sup>rd</sup> with July 4<sup>th</sup> being the rain date.

#### **Community Watch & Safety**

##### Usual Sunset Beach Issues

Sunset Beach trespassers are continuing to cause problems for residents. We will supply more residents with the trespassing notices to tag cars without beach parking passes. As cars come back, the state police will be called. Trespassing complaints can be filed against the license plate.

#### **Communication: Ann Milner**

##### New Owners & Pending Sales

A welcome basket has been delivered to 93 Lakeside Dr. 10 Oakview Dr. has closed and needs one to be delivered. 26 Ashford Lake Dr. is closing in June. 30 Ashford Lake Dr. sale is pending.

### **5. New Business**

#### Reimbursement

Ann needs reimbursement of \$92.68 for copying welcome booklets, booklet folders, and two basket items. Tom motioned to reimburse Ann \$92.68. Brent seconded the motion. All present were in favor of the motion.

#### Tree Stump

There is a tree stump by bus stop on North Rd that impedes the students from staying off road at the stop. Tom will look into it being removed.

#### 436 North Rd

There are numerous cars parked at 436 North Rd blocking the view when turning into North Rd. The Zoning Enforcement Officer can be alerted again.

Tom will call the Health Department regarding possible well contamination at 436 North Rd. due to work done at the property.

### **6. Next Meeting:**

The next Board meeting will be held on July 5 at 7:00 PM on Zoom.

### **6. Adjournment**

At 8:30 PM Brent motioned to adjourn, and Don seconded the motion.

Respectfully Submitted,

Ann Milner  
Recording Secretary

June 14, 2022