

Ashford Lake Property Owners' Association Board Meeting
May 4, 2021
Via Zoom

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:05 pm.

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

Those absent: Mindy Carpenter

Association Members present: Bernie Dubb and Janet Bellamy.

2. Minutes: Ann Milner

The April minutes were accepted as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance \$64,706.77
Deposits \$5,450.00
Interest \$0.54
Payments to:
USPS \$21.00 Certified Mail of Small Claims Notices
Ann Milner \$80.00 Newsletter / Postage \$101.00
ENDING BALANCE \$70,056.31

Capital Fund

Beginning Balance - Savings Account \$43,921.99
Deposits \$0.00
Interest \$1.44
ENDING BALANCE \$43,923.43
Beginning Balance - Certificate of Deposit \$39,243.73
Interest \$32.23
ENDING BALANCE \$39,275.96
Total Capital Fund \$83,199.39

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (16)	\$21,226.95	57.09%
Current year only (17)	\$8,757.55	23.55%
Current through 3/1/21 (24)	\$7,200.00	19.36%
Total Owed (57)	\$37,184.50	100.00%

2021 Payments

2021 Assessment Total (130 Property Owners, 147.11 Assessments)
\$72,555.00

2021 Assessments Received

% of Assessment

Paid in Full (73)	\$40,430.00	55.72%
Delinquent Previous plus Current (9)	\$8,800.00	12.13%
Current year only (2)	\$267.45	0.37%
Current through 3/1/21 (24)	\$7,300.00	10.06%

4. Collections, Small Claims, Property Transfers and Reimbursement: Don Judson

Collections

Don reviewed the executive summary. He also compared the 2021 collections with the 2020 collections noting that the 2021 collections are better.

Small Claims

A small claims suit will be filed against one delinquent party owing \$2,650. The three tenants in common were all notified by certified mail. Confirmation from all three notices has not been received so the suit has not been filed with the court yet.

Property Transfers

66 Ashford Lake Dr., 3 Lakeside Dr., and property on Ashford Lake Dr have recently transferred. The transfer of 52 Lakeside Dr. is pending.

Reimbursement

Sue motioned to reimburse Tom \$162.25 for road beach signs. Don seconded the motion. All present were in favor.

5. Committee Reports

Roads and Grounds: Tom Barry

2021 Major Projects & Repairs

Tom review the SAS quotes for the proposed 2021 road projects. (See attachment below.) The Board discussed the priority of the items based on the impact on the lake and the amount budgeted for 2021 major projects. It was agreed that # 1, 2 (between Westview and Sunset only), 3, 4, 7 and 8 will be completed this year. Tom motioned to allocate \$35,600 for the major projects. Don seconded the motion. All present were in favor.

Tom will get quotes from Mansfield Tree for the removal of the trees for the Lakeside Dr drainage swale project. If it is less than what SAS quoted for their tree removal company, Mansfield Tree will be used instead.

East Beach

There are three unhealthy trees that have been flagged for removal at Sunset Beach. Lindon Tree, who is removing the trees for the owners of 21 Lakeside, will be sending Tom a quote. Tom will get a quote from Mansfield Trees as well.

Paul questioned need for approval from the Ashford wetlands committee for removal of the trees at beach which is a wetland. Tom will check.

Campert Lane

There is no additional information from the town.

Environment: Tom Barry

Canada Geese

There are now 2 geese and five goslings on the lake! Tom suggested getting two small pails with lids and scoops to clean up the waste at the beaches.

Cleaning Boats

Janet has a link for cleaning boats when moving them between lakes.

Phragmites Treatment

Sue motioned to pay 50% of the cost or \$925 for the phragmites treatment which will be completed this summer. Tom seconded the motion.

Dam: Sue Orcutt and Don Judson

Update on Engineer's Site Visit & Reports

Karl Acimovic suggested installing a fountain in the lake for aeration to prevent blue green algae. Sue will check on the cost with SOLitude Lake Management.

Sue contacted the contractor regarding the concrete repair on the bottom of the spillway but has not received a quote yet.

Regarding the removal of the trees within 25 feet of the west side of the spillway, Don contacted the owner of the abutting property and he has no problem with ALPOA removing the trees. Tom will get a quote from Mansfield Tree.

Community Watch & Safety: Tom Barry

Summer Beach Monitoring

There was no response to the request for help sent out in the newsletter.

Signage

The new signs for Sunset Beach have been posted. The ones for East Beach will be done after the tree removal.

Communication w/Ashford PZC re: issues at 436 North Road

Tom has been in touch with the zoning office regarding multiple vehicles, blight and potential environmental concerns. The owner is taking down the forsythia along the road and putting up a fence. Tom spoke with the owner about the boundary and where the fence should go.

Communications: Ann Milner

Boat Passes

Denise received some requests for boat passes as a result of the item in the newsletter.

Welcome Baskets

A welcome basket has been delivered to 66 Ashford Lake Dr. A welcome booklet has been mailed to the new owners of the Ashford Lake Dr. property.

Recreation: Denise Pillion

Spring Clean Up

The Spring Clean Up will be May 22nd. Denise will put out the road sign and Don will send out an email. The Campbells will donate a delivery of sand to East Beach to spread.

Beach Rafts

The rafts at both beaches will be put out this year. Brent will help with this.

Boat Rack

Another boat rack is needed for each beach. Sue will look into it.

6. Other Business

Campbell Property Line

Surveyors have determined the property line between 21 Lakeside and East Beach. The three dead trees by the water are on ALPOA property. ALPOA will remove the trees and the Campbells will have the stumps dug out when doing the excavation.

Dirt Bikes

Complaints have been received regarding dirt bike riding on ALPOA roads. They could live on Campert Lane and the State Police could be asked to speak to the parents.

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 the assessment since the property is not accessible. He has proposed fixing the road and receiving a discount on his assessment. Don will send reply stating the assessment is owed and that ALPOA will fill the area with processed gravel.

7. Next Meeting

The next Board meeting will be held June 1st via Zoom.

8. Adjournment

At 8:40 PM Ann motioned to adjourn, and Paul seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
May 24, 2021

Ashford Lake Road Projects 2021

Quotes from SAS Construction

1. Repair potholes on all dirt roads and grade as needed. \$1,200

2. Paving & Drainage: 2 sections of Ashford Lake Drive (Between Westview & Sunset w/speed bump and between Sunset and Birchwood). Please quote each section separately. Include asphalt patching on Hillcrest Drive.

Between Westview & Sunset	\$12,400
Between Sunset & Birchwood	\$16,920

3. Sunset Drive: Remove rip rap drainage pool & reconfigure drainage to restore shoulder of road by house #31.
\$3,600 (Remove rip rap drainage pool & install catch basin, connect to existing 12' pipe. Grade around basin to allow water to drain into basin. Respread rest of disturbed area with loam & seed.)

4. Lakeside Drive drainage swale. Improve swale with rip rap & check dams on east side from existing rip rap to catch pool at culvert under the road by speed bump. (Straight shot along road; not through woods)
\$16,900 (Includes \$3,200 for removal of 4 trees. Deduct this amount if we hire our own tree removal service)

5. TBD: IWWC required improvements on Farm Drive (Pending Town of Ashford improvements on Campert Lane)

6. Sweep up sand from paved roads.
7. Remove sediment from catch basins: Birchwood Drive (3), Sunset Drive (2), Oakview Drive (1), Hillcrest Drive (1), Lower Lakeside R-O-W (1).
8. Redistribute rip rap in the outlet side of the spillway. \$1,500

No quotes for #5, 6, 7. Farm Drive won't be done until Campert Lane is done by Town of Ashford. Other contractors needed for #6 & #7; SAS not equipped for that work.

Total of quoted items: **\$52,520**