

**Ashford Lake Property Owners' Association Board Meeting
September 6, 2022**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:04PM.

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

Absent were: Mindy Carpenter, and Lisa McAdam Donegan.

Homeowners Present: Judy Campbell, Paul and Melissa Brown.

2. Approve Meeting Minutes

Tom motioned to accept the July 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 August including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$33,042.07
Deposits	\$1,600.00
Interest	\$0.27

Payments to: USPS (Pay Pal) \$36.00 stamps Sue Orcutt \$33.49 Secchi disk Denise Pillion \$87.85 Float materials for Sunset Beach JM Cyr Const. \$1,025 Stones at spillway Home Depot (PayPal) \$50.72 Paint & brush for spillway Berkshire Bank \$70.00 Safe Deposit Box Annual Fee JCL Lawncare \$925 7/6-8/16 7/6 mowed dam, left side of spillway, beach, Sunset swale, Farm Drive, walking path. \$315 7/23 cut brush back on sharp curve \$100 7/26 mowed dam, left of spillway, beach, Sunset swale \$230 8/4 mow/weed swale on Westview, mow/weed whack Ashford Lake swale by Sheila \$230 8/16 mow/ weed whack edge of Westview from speed bump to North Rd. \$50 AMD Services LLC c/o Dave Avallone \$300 Driveway repair on ALD Arrow Fence Inc. \$712.61 Balance for Sunset Dr. guardrail	\$3,240.67
ENDING BALANCE	\$31,401.67

Capital Fund

Beginning Balance - Savings Account	\$48,941.68
Deposits	\$0.00
Interest	\$0.78
ENDING BALANCE	\$48,942.46
Beginning Balance - Certificate of Deposit	\$39,736.58
Interest	\$31.55
ENDING BALANCE	\$39,768.13
Total Capital Fund	\$88,710.59

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (12)	\$17,950.73	65.30%
Current year only (7)	\$3,931.90	14.30%
Current through 3/1/21 (22)	\$5,608.82	20.40%
Total Owed (41)	\$27,491.45	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 (91)	\$50,200.00	68.72%
Delinquent Previous plus Current (6)	\$1,804.27	2.47%
Current year only (1)	\$68.10	0.09%
Current through 3/1/22 (22)	\$7,646.18	10.47%
Total Paid (120)	\$59,718.55	81.74%

Payments to prior balances	\$6,692.85
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Total Payments Received in 2022	\$66,411.40	91.53%
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Collections

Don reviewed the collections and expenditures for August. Bills were sent out in July to those who still owed the second payment due September 1st. The total assessments received and outstanding assessments are similar to the same time the previous year. We have received 91% of what was budgeted to receive for the year.

Reimbursements

Jason motioned to reimburse the following people for expenses. Don seconded the motion. All present were in favor.

Brent: \$24.99 for pooper scooper for Sunset Beach.

Denise: \$31.29 for Chowder Fest

Ann: \$110.75 for welcome basket supplies.

Tom: \$54.75 for Lakeside Dr. sign.

Harry: \$18.41 for painting supplies for the spillway.

4. Committee Reports

Roads and Grounds: Tom Barry

Status of IWWC Permit Application

The permit is on hold. The new wetlands agent asked for consent forms from three owners on the west side of Ashford Lake Drive from Oakview Dr south to the speed bump since most of the right of way is on the west side of the road. Tom sent letters to the 3 properties and received 2 back immediately. One asked for more information which was provided but consent has not been received yet.

Campert Lane/Farm Drive Update

Tom met on site with the Ashford wetlands agent and commission chairman at the end of August. The town had cleaned the catch basins at the foot of the hill. Driveways on Campert Lane are washed out and sediment continues to wash down with new rainstorms.

Remaining Projects

The guardrail on Sunset has been installed. Stones have been placed at the spillway, the Hillcrest curve and the entrance to the Lakewoods development. The dirt roads have had the potholes filled and roads graded.

The lower Lakeside drainage repair is scheduled to be completed by Justin Cyr. We have received a quote of \$2,800 to repair the side of Hillcrest which has washed out. He will complete this when he does the lakeside project.

Weeds and debris need to be removed from the Sunset and new Lakeside swale.

Don has found someone to grind stumps on the corner of Sunset and North, and by the spillway.

Environment: Sue Orcutt

Turbidity Monitoring

Sue has been testing the turbidity of the water every other week. Up until the recent rain, the water has been clear to 7-9 feet deep. The base line is 4 feet.

Pond Lilies

Sue and Jason Seacat took a kayak tour of the lake last week. Jason felt that the lake was very healthy. There are minimal water lilies mainly in the cove which is always shallow. The lower water level also helps them grow.

Phragmites

There are clumps of phragmites by the spillway. Jason's students will remove them.

Grasses

There are grasses in various parts of the lake but not as numerous as in previous years. There have been very little clumps of grass breaking off and floating to the top.

Waterfowl

Sue and Jason saw a green heron when they were on their kayak tour. That's a first! Keep your eye out for it. There were a couple of swarms of 35-40 Canada Geese.

Blue Green Algae

There have been a couple of blue green algae blooms which have dissipated after a day. Sue will pick up some testing kits from Jean Pillo.

Dam: Sue Orcutt

Spillway Repair

The crack at the spillway was filled by the mason. Harry and Matt painted the lower edge of the concrete.

Recreation: Denise Pillion

Chowder Fest

Denise declared that the chowder fest was great! About 30 people attended. Nothing is planned for September; and in October she'll organize the pumpkin festival.

Communication: Ann Milner

New Owners

A welcome basket was delivered to 32 Sunset Dr.

5. New Business

Annual Meeting Date

It was decided to change the October 1 date to October 8 because Tom won't be here for the former. We all agreed that would be best. Ann will look into the availability of Knowlton Hall. Jason will get the postcards out using the same format we have used before: 9-11am, offering Zoom. Don will send the mailing list to Jason. Tom reminded us that we need speakers.

2023 Assessment Rate Recommendation

Don recommended that the assessment needs to be increased because things are tight in the budget. The last increase was in 2015, when the membership voted to increase the assessment from \$400 to \$500. The Board discussed the possibility of leaving the assessment as is and voting on an increase at the 2023 annual meeting but floating the notion of the increase at this 2022 annual meeting. Jason suggested we take a vote at this year's meeting to increase the assessment for 2023. After some discussion, it was agreed that we will raise the concern about our budget and encourage the ALPOA membership to increase the assessment for 2023. Jason will add on the postcards that "raising assessment fee" will be on the agenda.

Board Terms Expiring

Brent, Walt, Ann, Denise, and Tom have decided to stay on the Board for another term. Yeah! Don suggested that he might have some help with the treasurer's position, perhaps someone who would have the title of "assistant treasurer". This would mean that person would need to be a board member. We will further discuss this at the next regular meeting.

6. Adjournment

At 8:18 PM Tom motioned to adjourn, and Sue seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
September 12, 2022

