

**Ashford Lake Property Owners' Association Board Meeting
July 11, 2017
53 Lakeside Drive, Ashford, CT**

1. Call to Order: Tom Barry

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

Those Board members present were: Tom Barry; Don Judson; Sue Orcutt; Denise Pillion; Walt Wassil; and Ann Milner.

Absent were: Jason Pufahl; Pat O'Leary; Mindy Carpenter; and Lisa McAdam Donegan.

2. Minutes: Ann Milner

The June 6, 2017 Board Meeting 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		\$56,895.45
Deposits		\$3,550.00
Interest		\$0.89
Payments to: SAS Construction \$5,800 (Pot hole repair & grading), ARB Lawncare \$210 (Dam, Sunset Beach, Farm Dr. Swale -Invoice date 6/2/17), ARB Lawncare \$160 (Dam, Sunset Beach – Invoice date 6/18/17), Ann Milner \$37.50 plants for beaches		\$6,207.50
ENDING BALANCE		\$54,238.84
Capital Fund		
Beginning Balance - Savings Account		\$53,673.86
Deposits		\$0.00
Interest		\$6.62
ENDING BALANCE		\$53,680.48
Beginning Balance - Certificate of Deposit		\$37,768.79
Interest		\$31.02
ENDING BALANCE		\$37,799.81
Total Capital Fund		\$91,480.29
Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (16)	\$21,890.75	54.20%
Current year only (17)	\$8,600.00	21.29%
Current through 3/1/17 (32)	\$9,900.00	24.51%
Total Owed (65)	\$40,390.75	100.00%

2017 Payments

<u>2017 Assessment Total (130 Property Owners, 147.11 Assessments)</u>	<u>\$73,555.00</u>
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2017 Assessments Received

		<u>% of Assessment</u>
<u>Paid in Full (65)</u>	<u>\$36,085.00</u>	<u>49.06%</u>
<u>Delinquent Previous plus Current (10)</u>	<u>\$3,150.00</u>	<u>4.28%</u>
<u>Current year only (4)</u>	<u>\$425.00</u>	<u>0.58%</u>
<u>Current through 3/1/17 (32)</u>	<u>\$10,100.00</u>	<u>13.73%</u>
<u>Total Paid (111)</u>	<u>\$49,760.00</u>	<u>67.65%</u>
<u>Payments to prior balances</u>	<u>\$1,401.47</u>	
<u>Total Payments Received in 2017</u>	<u>\$51,161.47</u>	

4. Collections, Billing, Small Claims: Tom Barry

Annual business filing to Secretary of State has been sent at the cost of \$50.

Collections and Billing

Continuing to receive some payments. Bills dated August 1 will be sent out to those who owe the second payment or have prior balances.

Small Claims

3 owners will receive small claims notices at the end of the month since they have not responded to previous requests.

Currently two Small Claims judgments remain unsatisfied and one judgment lien remains on file in Ashford.

5. Committee Reports

Roads Committee Report: Tom Barry

Paving and Upgrades

Tom reviewed the projects that were approved by the Board at the June meeting with Sig Swanberg. Projects should begin this month.

Tom asked Sig for quotes for the additional items for the dam work discussed last month but hasn't received them yet.

Signs for the new speed bumps will be needed. One will be placed coming down Westview and one on the hill coming down Lakeside south prior to the right of way.

Ed Soboleski will be unable to paint the speed bumps since he has sold his home. Looking for volunteers to paint them after the roadwork is completed.

Environmental Committee Report: Tom Barry

Water Testing

The water will be tested at both beaches on July 17th and August 14th.

Phragmites

Jason reported postcards can be used to notify owners of the phragmites treatment. Tom has contacted Solitude for information to put on cards. Postcards will be sent out prior to the start of the treatment.

A concerned owner has contacted Tom regarding the safety of the treatment. The treatment has been approved by DEEP. It is a one-time application.

Lake Grass

Now that the grass is beginning to be found in the lake, Tom will contact the DEEP Fisheries Division so that someone can come out to identify it and discuss the use of grass carp to eliminate the grass.

Dam Committee Report: Don Judson

Don has cut back the sides south of the spillway and will begin work on removing the plants in spillway.

6. Other Business

The Board would like to thank Ed Soboleski for his dedicated work for many years as a member of the Roads Committee.

7. Next Meeting:

The next meeting will be the September 5, 2017 at 7:00 pm at Jason Pufahl's home, 88 Ashford Lake Drive. There will be no August Board meeting.

8. Adjournment

At 8:00 Tom motioned to adjourn and Ann second the motion.

Respectfully submitted,
Ann Milner
Recording Secretary
July 14, 2017