

**Ashford Lake Property Owners' Association Board Meeting
June 6, 2017
86 Ashford Lake Drive, Ashford, CT**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:15 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 May 2, 2017 Board Meeting 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		\$54,263.47
Deposits		\$3,305.00
Interest		\$1.00
Payments to:		
Ed Soboleski \$110.90 Paint for lines/speed bumps, ARB		
Lawncare \$210 Mowing (Dam, Sunset Beach, Farm Dr. Swale -		
Invoice date 5/7/17), ARB Lawncare \$160 Mowing (Dam, Sunset		
Beach – Invoice date 5/21/17), DeSiato \$189.28 Beach Sand, Don	\$674.02	
Judson \$3.84 IRS Filing		
ENDING BALANCE		\$56,895.45
Capital Fund		
Beginning Balance - Savings Account		\$53,666.58
Deposits		\$0.00
Interest		\$7.28
ENDING BALANCE		\$53,673.86
Beginning Balance - Certificate of Deposit		\$37,734.69
Interest		\$34.10
ENDING BALANCE		\$37,768.79
Total Capital Fund		\$91,442.65
Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (17)	\$23,240.75	52.83%
Current year only (19)	\$10,550.00	23.98%
Current through 3/1/17 (32)	\$10,200.00	23.19%
Total Owed (68)	\$43,990.75	100.00%
2017 Payments		
2017 Assessment Total (129)	\$73,555.00	
2017 Assessments Received		% of Assessment
Paid in Full (61)	\$33,085.00	44.98%
Delinquent Previous plus Current (9)	\$2,850.00	3.87%
Current year only (4)	\$475.00	0.65%
Current through 3/1/17 (32)	\$10,300.00	14.00%

Total Paid (106)	\$46,710.00	63.50%
Payments to prior balances	\$901.47	
Total Payments Received in 2017	\$47,611.47	

Collections

Bills went out mid May. We have received \$2,100 since then.

Small Claims

The May bill was the final notice as far as small claim suits for those owners whose total amount due exceeds \$1,200.

Four owners have exceeded the small claims level. One is on a payment plan so will not be sent to small claims court.

There is a possibility that six additional owners will exceed the \$1,200 limit in January. None of them have paid anything in two years.

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

4. Committee Reports

Roads Committee Report: Tom Barry

Paving and Upgrades

The grading and pothole work has been completed which cost \$5,800.

Quotes were received from Sig Swanberg from SAS Construction for the paving and upgrade projects. Tom reviewed each item on the list with the Board. The total for all the paving and upgrade projects was \$42,123. There is \$30,000 in Roads-Major Projects budget.

Walt made a motion to approve the improvements and upgrades to the level of \$28,735. Don second the motion and all present were in favor.

Ed Soboleski will contact the company about completing some crack sealing.

Ed Soboleski has painted the lines. He will use yellow paint on speed bumps.

Environmental Committee Report: Tom Barry

Phragmites

The Board needs is to notify the owners that the phragmites will be sprayed at the end of the summer. Tom will check with Jason on using postcards since this is cost affective.

Geese

There is one family of geese and a group of nine adults on the lake. The family was observed walking across Farm Drive into the lake in early May. They seem to have had their nest elsewhere and come to the lake after the eggs hatched again this year. The group of nine seem to fly in and out of the lake. The geese are often at Sunset beach and raft. It was decided to get buckets and scoopers for each beach for people to use to clean up after the geese.

Beach

Sunset Beach needs some topsoil to fill the ruts from when the sand was delivered. Sue and Glen will pick up 1 yard and drop it at the beach. Ann has a wheelbarrow and will spread it in the ruts.

Dam Committee Report: Don Judson

DEEP Mandated Dam Inspection

Karl Acimovic did a high water walk through and Don accompanied him. There are no issues with the dam just some maintenance recommendations.

Some of them Don is willing to do: Clearing plants and debris from the spillway, and cutting back the sides south of the spillway to the woods.

Some items SAS will need to be hired to complete: The channel which enters the right south of the spillway needs some riprap and the shoulder of the road at the middle of the dam needs a swale to stop the erosion. The bridge is structurally fine but on the downstream side the girders need to be scraped and painted and the concrete under the bridge needs to be repointed. Don will work with SAS to get prices.
Karl will be out again to do a low level walk through.

Recreation Committee Report: Denise Pillion

Boat Parade: Will be held on July 1st this year. Denise will put out the signs.

Communications Committee Report: Ann Milner

Board@alpoa.org Email Status

Carrie was able to contact the web master. Ann will do a test email to see if all board members receive the email. If so, the address can be put back on the website.

Welcome Baskets

A welcome basket was delivered to the Edberg's at 52 Lakeside Drive.

We need to replenish the welcome basket supplies since there are many homes for sale. Denise has some baskets to donate. Sue will purchase some new items.

5. Other Business

None

6. Next Meeting:

The next meeting will be the July 11, 2017 at 7:00 pm at Don Judson's home, 53 Lakeside Drive.

7. Adjournment

At 9:08 Tom motioned to adjourn and Ann second the motion.

Respectfully submitted,
Ann Milner
Recording Secretary
June 7, 2017