

**Ashford Lake Property Owners' Association Board Meeting
March 7, 2017
86 Ashford Lake Drive, Ashford, CT**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 PM.

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

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

2. Minutes: Ann Milner

The January 5, 2017 Board Meeting minutes were previously approved through email as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$20,624.51
Deposits	\$22,151.47
Interest	\$0.66
Payments to: Mansfield Tree Service 1/6/17 4"-8" Storm \$850 1/7/17 2 sand @ \$350 \$700 Pat O'Leary \$68.10 Reimbursement for damaged mailbox Mindy Carpenter \$156 Materials for bills (envelopes, ink, stamps) Mansfield Tree Service \$6,150 Plowing / Sanding (1/24, 1/31, 2/7, 2/9, 2/11, 2/12-13) IRS \$3,168.30 Late Filing Penalty Don Judson \$6.80 Postage Allan MacManes \$77.27 Reimbursement for damaged mailbox (Will receive credit from MTS)	\$11,176.47
ENDING BALANCE	\$31,600.17

Capital Fund

Beginning Balance - Savings Account	\$53,640.34
Deposits	\$0.00
Interest	\$13.23
ENDING BALANCE	\$53,653.57
Beginning Balance - Certificate of Deposit	\$37,611.99
Interest	\$61.82
ENDING BALANCE	\$37,673.81
Total Capital Fund	\$91,327.38

Outstanding Assessments

		% of Owed
Delinquent Previous plus Current year (19)	\$26,570.75	38.37%
Current year only (67)	\$39,180.00	56.58%
Current through 3/1/17 (11)	\$3,500.00	5.05%
Total Owed (97)	\$69,250.75	100.00%

2017 Payments

2017 Assessment Total (129)	\$73,555.00	
2017 Assessments Received		% of Assessment
Paid in Full (32)	\$17,000.00	23.11%
Current year only (2)	\$125.00	0.17%
Delinquent Previous plus Current (0)	\$0.00	0.00%
Current through 3/1/17 (11)	\$3,500.00	4.76%
Total Paid (45)	\$20,625.00	28.04%
Payments to prior balances	\$1,526.47	
Total Payments Received in 2017	\$22,151.47	

4. Other Financial Matters: First 2017 Billing and Collections, IRS Penalty and Small Claims: Tom Barry

First 2017 Billing and Collections

Bills went out in February and payments are coming in in full or in part. A letter offering the option of a payment plan was sent to the 4 owners who were in arrears and now have \$0 balances to ensure they continue to be current. The option was to pay \$50 a month for 10 months beginning March. One owner responded to the offer.

IRS Late Filing Penalty

The Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations was not filed last year due to the turnover of the Treasurer position twice in the past 2 years. Therefore, a penalty was charged. An abatement was requested in writing and it is likely we will get a refund.

Small Claims

There was one case (26 Sunset) for which a small claims suit was filed. The owner paid the balance in full plus filing costs and the suit was withdrawn.

There are 7 owners who owe beyond small claims threshold \$1200 and the Board may file small claims suits this year. Tom will send them letters requesting they get on payment plan and reserve the right to sue.

5. Committee Reports

Roads Committee Report: Tom Barry

Unpaved roads are deteriorating due to the freezing and thawing process and plowing.

There will be a walk around in April to assess the condition of the roads and determine the road projects for this year.

Some speed bumps need to be repaired. Portable temporary speed bumps were suggested. These could be removed for the winter. The Board will investigate and possibly try one or two this year to see how they work.

Tom suggested and will investigate wooden guardrails for Hillcrest on the curve and near Floeting Rd.

Environmental Committee Report: Tom Barry

Anywhere from 2-7 geese have been seen on the lake mostly on the west side. Notices have been posted to encourage people to shoo them away and notify the Board if a nest is seen. Additional notices will be laminated and posted around the lake.

Tom followed up with SOLitude Lake Management that is the company that will be treating the phragmites. The permit went to DEEP in Jan and we will be on schedule for treatment in late summer.

Grass carp permit: Tom followed up at the DEEP fisheries division but they said they did not get permit that was mailed Sept 2016. Tom resent the permit to DEEP and confirmed the receipt of permit on March 1. Someone from DEEP will do site visit this year. We will likely need to have screening around spillway as a safety to contain the grass carp.

Dam Committee Report: Don Judson

Don Received a notice from DEEP that Ashford Lake is due in 2017 for a dam inspection by a professional engineer. Don will contact Karl Acimovic to get an estimate.

Recreation Committee Report: Denise Pillion

The Spring Clean-Up will be Saturday May 20th. A notice will be posted on the website and postcards mailed.

New sand will be needed at both beaches this year.

Communications Committee Report: Ann Milner

A welcome basket was delivered to 51 Lakeside Dr.

6. Any New Business

Bob Michel wants to put solar panels on his home and wants to remove three trees that are on the edge of his property within the 50' ALPOA right-of-way on Campert Drive. Permission will be granted for removal of the trees.

The Board is not receiving email from owners from board@alpoa.org. Don will contact the web master and have it set up so the emails go to Ann and she will forward to the appropriate Board member.

7. Next Meeting:

The next meeting will be the April 4, 2017 at 7:00 pm at Sue Orcutt's home, 184 Westford Road, Eastford.

8. Adjournment

At 8:45 Tom motioned to adjourn and Ann second the motion.

Respectfully submitted,
Ann Milner
Recording Secretary
March 10, 2017