

**Ashford Lake Property Owners' Association Board Meeting
May 2, 2017
73 Lakeside 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; Don Judson; Sue Orcutt; Denise Pillion; Jason Pufahl and Ann Milner.

Absent were: Walt Wassil; Pat O'Leary; Mindy Carpenter; Lisa McAdam Donegan.

2. Minutes: Ann Milner

The April 4, 2017 Board Meeting 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	\$46,980.83
Deposits	\$4,100.00
Interest	\$14.34
Payments to:	
Refund from IRS for Late Filing Penalty \$3,181.87 including \$13.57 interest.	(\$3,168.30)
ENDING BALANCE	\$54,263.47

Capital Fund

Beginning Balance - Savings Account	\$53,660.40
Deposits	\$0.00
Interest	\$6.18
ENDING BALANCE	\$53,666.58
Beginning Balance - Certificate of Deposit	\$37,705.78
Interest	\$28.91
ENDING BALANCE	\$37,734.69
Total Capital Fund	\$91,401.27

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (19)	\$25,120.75	53.06%
Current year only (21)	\$11,775.00	24.87%
Current through 3/1/17 (33)	\$10,450.00	22.07%
Total Owed (73)	\$47,345.75	100.00%

2017 Payments

2017 Assessment Total (129)	\$73,555.00
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2017 Assessments Received

% of Assessment

Paid in Full (56)	\$30,555.00	41.54%
Delinquent Previous plus Current (9)	\$2,625.00	3.57%
Current year only (3)	\$225.00	0.31%
Current through 3/1/17 (33)	\$10,550.00	14.34%
Total Paid (101)	\$43,955.00	59.76%

Payments to prior balances	\$351.47
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Total Payments Received in 2017	\$44,306.47
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Collections

36 Birchwood resumed payment on their judgement.

A letter was sent to the attorney at the bank which is handling the foreclosure for 22 Hillcrest. 18 Oakview is now foreclosed and owned by bank. A letter was sent to bank and the bank will pay \$500 that is owed for this year.

Small Claims

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

Currently 2 Small Claims judgments remain unsatisfied and one judgment lien remains on file in Ashford.

Billing

Billing dated May 1st will go out soon to those who are delinquent and those who haven't paid anything for 2017.

IRS Late Filing Penalty

The refund was received from IRS for Late Filing Penalty \$3,181.87 including \$13.57 interest.

5. Committee Reports

Roads Committee Report: Tom Barry

Tom and Sig Swanberg from SAS Construction inspected the roads on April 26th and compiled a list of pothole repairs/grading for the dirt roads, and improvements and upgrades for the paved roads. Tom reviewed each item on the list with the Board. No quotes had been received so no decisions as to which items to complete this year were made.

Speed Bumps: Derick from Westview asked for a speed bump on Westview. One is also needed on lower Lakeside where pavement starts.

Ed Soboleski will paint speed bumps and lines. He will use yellow paint on speed bumps.

Dam & Beach Mowing: Board decided to have Allen at ARB Quality Lawn care do the mowing since his bid was for the same price Lagasse charged last year.

93 Lakeside: The owner Paul Stansel asked if he could make parking area on his property across right of way.

Environmental Committee Report: Tom Barry

We are on track for treatment of the Phragmites this year. ALPOA is responsible for notification to the owners so the Board needs to compose a letter.

One owner contacted Tom and is concerned about one of the ingredients in the treatment that is the main ingredient in Round Up. SoLititude stated that it is a very targeted application to the leaves and does no harm to fish or wildlife. It is designed for aquatic applications and is approved by DEEP. The weeds will continue to take over if don't take care of it.

SoLititude recommends removing the plants when they die which would be next year. A Hydro rake costs \$2,500 plus removal from the property.

Observing a great deal of birds on the lake this spring.

Dam Committee Report: Don Judson

DEEP mandated Emergency Action Plan (EAP) Revision and Inspection

Karl Acimovic has been engaged to complete inspection and DEEP report and EAP.

Recreation Committee Report: Denise Pillion

Clean-up Day will be Saturday, May 20th from 8:00 am to 12:00 pm. We will meet at East Beach. Discussed projects to be completed: weeding and spreading sand on the beaches, putting out the rafts, adding stoned to the trench on Sunset Beach, adding new plantings for the beaches, cleaning swales, raking stones back onto the right-of-way on Lakeside Drive and picking up trash along the roads. Jason will mail notification of Clean-up Day. Don will donate a 5-gallon bucket with sand and chains for the raft.

Boat Parade: Will be held on July 1st this year.

Communications Committee Report: Don Judson

Board@alpoa.org email status

The Board is not receiving email from owners from board@alpoa.org. The Board would like to have it set up so the emails go to Ann and she will forward to the appropriate Board member. Don has made 2 attempts to contact the web master but has had no response. Jason also followed-up but received no response.

The Board discussed removing the email address from the website and have anyone with questions to see the directory to contact Board members. Ann will contact Carrie.

6. Other Business

ALPOA received a thank you from Ashford Fire Department for the donation last December.

Dates and locations for the remaining Board meetings to be posted on the website.

June 6: 86 Ashford Lake Drive

July 11: 53 Lakeside Drive

August: no meeting

Sept 12: 88 Ashford Lake Drive

October 7: Annual Meeting, Ashford Town Hall meeting room

November 7: 73 Lakeside Drive

December 5: 42 Farm Drive

Property transfer: 52 Lakeside Zanlungo to Amber Edberg.

7. Next Meeting:

The next meeting will be the June 6, 2017 at 7:00 pm at Ann Milner's home, 86 Ashford Lake Drive.

8. Adjournment

At 9:15 Sue motioned to adjourn and Ann second the motion.

Respectfully submitted,
Ann Milner
Recording Secretary
May 21, 2017