

Ashford Lake Property Owners' Association
Annual Meeting
October 4, 2014
Ashford Town Hall, Lower Level Meeting Room

1. Call to Order and Welcoming Remarks: Tom Barry

-The meeting was called to order by Tom Barry at 9:05 AM.

-Those Board members present were: Ann Milner; Tom Barry; Mindy Carpenter; Lisa McAdam Donegan; John Grzyszek; Denise Pillion; Inge Reaviel; Sheila Siegel and Walt Wassil. Those absent were: Pat O'Leary; Jason Pufahl and Sue Orcutt.

-Tom introduced our new Board member Ann Milner and reviewed the agenda for the meeting.

2. Review of Agreements re: Lakeside Drive Right of Way: Tom Barry

Tom reviewed the agreements entered in the land records in Eastford and Ashford regarding the Lakeside Drive Right of Way hereinafter referred to as the ROW:

-In 2012 as a result of an intended purchase of various lots known as 127 Lakeside Drive a disparity was discovered between the site plan ordered by the prospective purchaser and the map of the Lake as filed with the Town of Eastford. ALPOA is also an owner of a parcel on this right of way. A survey of the ROW was performed and a new map showing the ROW in its actual location was produced. The agreement between the property owners on the ROW is on file that references the corrected map (#34, Vol. 14) with the Town of Eastford.

-A second agreement was reached with the ROW property owners regarding the responsibility for the maintenance of the ROW. In the past our snow removal contractor has plowed the ROW but notified ALPOA that upgrades to the ROW were necessary in order to ensure the safety of his employees and to avoid damage to his equipment. These were made and an agreement was reached, which has been entered into the land records of both Ashford and Eastford that will guarantee in perpetuity that the ROW will be plowed of snow and treated for ice in order to maintain access and safety. The ROW property owners agreed to allow ALPOA to do this maintenance but they will also retain their property rights. In essence, this maintains the status quo.

3. Committee Reports:-Tom Barry

•-Dam Committee: Don Judson

Don reported that the status of the dam is good. It has been mowed and weed whacked by our contractor, both important considerations in an earthen dam. Don further reported that as of October 1, 2013 the State of Connecticut issued new regulations requiring notification for dam owners re: the hazard level of the dam. This includes inspection of the dam by a professional engineer; registration with the state DEEP; an entry in the Town land records and an Emergency Action Plan to determine the impact downstream should a breach occur. It is this final requirement that prompted the Board to hire Karl Acimovic, a professional engineer, to inspect the dam and create our Emergency Action Plan to be filed with the DEEP and the Town.

-A question was raised from the floor regarding our liability if the dam fails. It was reported by John Grzyszek that our current coverage is for \$1,000,000.

-A comment from the floor was made mentioning that we are a spring fed lake and that there is a second dam, now submerged, near 26 Ashford Lake Drive that would probably act as additional safety preventing a full flood of lake waters downstream.

-Further questions from the floor included: will an emergency contact number for a potential breach be placed on the website (YES); will we be required to upgrade the dam (NO); and will we be required to drain the lake (NO).

•-Roads Committee: Tom Barry

Tom mentioned the members of the committee: Tom himself, Sheila Siegel, Ed Soboleski, Pat O'Leary and others on an ad hoc basis.

-Tom indicated that the mission of this committee is to identify projects, get quotes and get the work done for our roads and grounds. Each spring the committee performs a walk around (or drive around) the lake roads that yields a list of potential projects. This is a currently a long list but it is shrinking.

-Tom reviewed the projects completed this year that included paving of Birchwood, the condition of which had deteriorated for several years; winter damage repaired in the early spring including potholes; millings installed on Lakeside between the two paved areas; and upgrades to Sunset Beach that had been

deferred for a few years. He then identified possible projects for next year that include: connecting the paved areas on Lakeside; repairing the curve on Ashford Lake Drive leading to the dam.

-A question from the floor was raised regarding the installation of speed bumps on Lakeside and a comment was made that it was probably better to install speed bumps on paved areas. A further suggestion from the floor was made to place these speed bumps at multiple intervals, which will eventually get drivers to slow down. A comment was made that we must consider the height of the speed bumps in relation to handicapped access vehicles that are built somewhat lower to the ground. Another admonition was raised as to placing such speed bumps on hills. Another comment was made that should we see non-residents in the area disobeying the speed limits we can report them for criminal trespass.

-Ed Soboleski reported on the various members of our community who have volunteered their time and efforts, himself included, thereby saving us money. They are Gary Willett who mows Sunset Beach, Walt Wassil who mows East Beach, Denise and Matt Pillion who install and remove our two floats each year, Jim and Rich Dziekan who maintain swales on Farm and Lakeside; and Lynn Allevo, Chris Dyer, Mike McConnell and Gerry Lee who maintain swales on Ashford Lake Drive and side roads.

• Environmental Conservation and Planning Committee: Tom Barry

Tom reported that overall the lake is healthy as far as our aquatic weeds and purple loosestrife are concerned. He mentioned that the results of our water testing this summer at Sunset Beach were zero and at East Beach were 50 parts per 100 ml. for E. coli, both well below any dangerous level.

-Sheila Siegel presented a report on the Canada Geese population and its effect on the lake. She reviewed the effectiveness/ineffectiveness of various deterrents and indicated the damage that the resident geese can do both to the lake and the surrounding land including contamination from their excrement in the form of bacteria, parasites and viruses and the potential for raising nitrogen levels in the lake. This could lead to algae blooms. It was reiterated that no one should feed the geese and it was recommended to allow grasses to grow tall at the water's edge and the possibility of installing a "goose fence" made of fishing line at each owner's shoreline. In the final analysis, our best course of action is to find their nests in early spring and addle the eggs for which we have a Federal Egg Depredation permit. Breaking the eggs will only cause the geese to lay a new batch. A suggestion was made from the floor that we enlist the aid of some of our young people to find the nests and notify the Board of their location.

• Treasurer's Report: John Grzyszek

John called attention to the budget report he distributed to all residents at the start of the meeting. He indicated the current balance in our Assessment Fund (\$18,994.90) and reported that our snow plowing line was actually under budget this year. We paid approximately \$46,000 to Krukoff Paving for the various roads projects completed and the snow removal and ice treatment during the winter. Our budget line for legal services was exceeded by \$249.00.

-John then described the process whereby assessments are collected from the 135 property owners in ALPOA. There is now approximately \$39,000 of assessments in arrears but John indicated that for the most part we have a good income stream. He went on to describe how he has pursued Small Claims Court filings for those residents owing more than \$2500 and the success that he has had in collecting the overdue funds. He indicated that 3 property owners have been identified for Small Claims filings for 2015.

-A comment was made from the floor commending John for his efforts.

-John went on to describe a current lawsuit against ALPOA filed by a property owner claiming water damage to his property as a result of roadwork done in 2012. The Board believes that it is frivolous and with no merit based on inspections done by Board members, our contractor and the former attorney for our insurance company. In addition, this property owner is in arrears on his assessments. In the final analysis, the plaintiff has not proven his case.

-Discussion ensued regarding the nature of the Capital Fund with some expressing the opinion that we should use it for improvements while others felt that improvements should come from the operating budget. A question was also raised as to the amount of our liability coverage and John agreed to investigate how much of a premium increase it might mean if we raised our level of coverage from its current \$1,000,000. Another suggestion was made to create a new budget line item for new capital projects.

4. 2015 Assessment: Tom Barry

Tom mentioned that our per lot assessment has been at \$400 for approximately 10 years and that while this has remained constant, costs for materials, etc. have risen. The Board proposed a \$50.00 increase to the assessment starting in 2015.

<p>-A suggestion was made from the floor that we could phase this increase in over a period of years; otherwise we may find that there will be more property owners in arrears.</p> <p>-A motion was made by Jim Covell, seconded by Art Roberts that the assessment remain at \$400. The motion carried with 20 in favor and 3 opposed. The assessment will remain at \$400.</p>
<p>5. Election of Officers: Tom Barry</p> <p>-Tom indicated that there were 5 Board positions up for election this year and that the incumbents had agreed to remain in these positions. He asked for any nominations from the floor. When none were forthcoming, Rob Kudra made a motion, seconded by Art Roberts to accept the slate of nominees (Tom Barry, Mindy Carpenter, Pat O’Leary, Denise Pillion and Walt Wassil) by acclamation. Sheila Siegel, as Recording Secretary, cast the one ballot necessary. These people will serve for a two year term.</p>
<p>6. New Business: Tom Barry</p> <p>Tom called for any new business from the floor and Rob Kudra suggested that we consider making the annual meeting start time later in the day so that those who live somewhat distant might attend. He also suggested starting a group of youth volunteers who could provide some assistance with various projects around the lake.</p>
<p>7. Adjournment: Tom Barry</p> <p>-A motion to adjourn was made by Rob Kudra, seconded by Art Roberts at 12:10 PM.</p>

Respectfully,
Sheila Siegel
Recording Secretary