

**Ashford Lake Property Owners' Association**  
**Board Meeting**  
**February 11, 2014**  
**26 Ashford Lake Drive**

- |                             |  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
|-----------------------------|--|-----------------------------|----------|---------------------|-------|------------------------|--------|-------------------|-------|---------------------|-------|--------------------------|-----|-------------|-------|------------------|-----|---------|-------|----------------------|-----|------------------|-----|--------------------------|-------|--------------|-----------------|
| <b>1.</b>                   | <p><b>Call to Order:</b> Tom Barry</p> <p>-The meeting was called to order by Tom Barry at 7:12 PM.</p> <p>-Those Board members present were: Tom Barry; Melinda Carpenter; Lisa McAdam Donegan; John Grzyszek; Sue Orcutt; Denise Pillion; Jason Pufahl, Inge Reaviel and Sheila Siegel. Those absent were: Pat O'Leary; and Walt Wassil.</p>   |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| <b>2.</b>                   | <p><b>Approval of January 2014 Minutes:</b>-Tom Barry</p> <p>-Tom extended a welcome to our new Board member, Sue Orcutt. He asked Lisa McAdam Donegan to research whether Sue is filling a one or two year position.</p> <p>-Sheila Siegel mentioned that we owe thanks to our 3 courageous neighbors, Mindy Carpenter and Tom Carol Barry for their heroism in rescuing one of our neighbors who had fallen through the ice at the north end of the lake. Tom recounted the details of the incident and indicated that the man who was rescued is in good health after his ordeal.</p> <p>-The minutes of the last meeting were approved without changes with Lisa abstaining since she had been absent at the last meeting.</p>   |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| <b>3.</b>                   | <p><b>Budget:</b> - John Grzyszek</p> <p>-John presented the proposed budget for 2014:</p> <table style="margin-left: 20px; border: none;"> <tr><td>--Roads-Plowing and Sanding</td><td style="text-align: right;">\$18,000</td></tr> <tr><td>--Roads-Maintenance</td><td style="text-align: right;">2,500</td></tr> <tr><td>--Roads-Major Projects</td><td style="text-align: right;">22,000</td></tr> <tr><td>--Dam-Maintenance</td><td style="text-align: right;">2,500</td></tr> <tr><td>--Other Maintenance</td><td style="text-align: right;">2,000</td></tr> <tr><td>--Recreation and Beaches</td><td style="text-align: right;">750</td></tr> <tr><td>--Insurance</td><td style="text-align: right;">7,000</td></tr> <tr><td>--Administration</td><td style="text-align: right;">750</td></tr> <tr><td>--Legal</td><td style="text-align: right;">2,000</td></tr> <tr><td>--Community Projects</td><td style="text-align: right;">600</td></tr> <tr><td>--Communications</td><td style="text-align: right;">600</td></tr> <tr><td>--Capital Funds Transfer</td><td style="text-align: right;">5,000</td></tr> <tr><td><b>TOTAL</b></td><td style="text-align: right;"><b>\$63,700</b></td></tr> </table> <p>-Sheila asked if we owed Dennis Poitras any further fees for his work in drafting the Right of Way agreement and Tom volunteered to find out.</p> <p>-Sheila made a motion to accept the proposed budget seconded by Inge Reaviel. The motion carried.</p> | --Roads-Plowing and Sanding | \$18,000 | --Roads-Maintenance | 2,500 | --Roads-Major Projects | 22,000 | --Dam-Maintenance | 2,500 | --Other Maintenance | 2,000 | --Recreation and Beaches | 750 | --Insurance | 7,000 | --Administration | 750 | --Legal | 2,000 | --Community Projects | 600 | --Communications | 600 | --Capital Funds Transfer | 5,000 | <b>TOTAL</b> | <b>\$63,700</b> |
| --Roads-Plowing and Sanding | \$18,000   |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Roads-Maintenance         | 2,500  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Roads-Major Projects      | 22,000   |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Dam-Maintenance           | 2,500  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Other Maintenance         | 2,000  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Recreation and Beaches    | 750  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Insurance                 | 7,000  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Administration            | 750  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Legal                     | 2,000  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Community Projects        | 600  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Communications            | 600  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| --Capital Funds Transfer    | 5,000  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| <b>TOTAL</b>                | <b>\$63,700</b>  |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| <b>4.</b>                   | <p><b>Lakeside Drive ROW Map and Maintenance Agreements:</b> Tom Barry</p> <p>-John indicated that all but 5 ROW residents have responded and agreed to the re-mapping agreement and these 5 will be executed and notarized within the next several days or are already in the mail.</p> <p>-Tom distributed copies of the ROW maintenance agreement drafted by Dennis Poitras. The agreement defines the respective responsibilities and rights of ALPOA and ROW property owners regarding maintenance of the ROW. As written, it will offer the ROW owners a protection in perpetuity from any future challenges since it will be filed with the Town and made part of any future sales agreements. It will contain a page reference to the new map that will be filed with the Towns of Ashford and Eastford.</p> <p>-John offered kudos to Tom for his influence in keeping the language of the agreement simple.</p> <p>-Denise Pillion made a motion to accept the document known as "Agreement Regarding Maintenance of Lakeside Drive Right of Way" that was seconded by Jason Pufahl. The motion carried with John Grzyszek, Denise Pillion and Sue Orcutt abstaining as they are not only Board members but also ROW owners.</p>   |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |
| <b>5.</b>                   | <p><b>Peeples Lawsuit (William Peeples/Antonia Peeples-72 Ashford Lake Drive vs. ALPOA)</b></p> <p>-John provided the Board members with a copy of the Peeples lawsuit against ALPOA.</p> <p>-John met with Ed Giza, Vice President of Dowding, Moriarty, Dimock, our insurance agent, regarding the lawsuit. John also exchanged emails and had conversations with Pam Downey, Scottsdale Insurance Company claims analyst, regarding the lawsuit. Pam assigned an attorney, David Robles of Rocky Hill, to represent ALPOA's position. She indicated that mold and nuisance were not covered under the policy we</p>   |                             |          |                     |       |                        |        |                   |       |                     |       |                          |     |             |       |                  |     |         |       |                      |     |                  |     |                          |       |              |                 |

have in place. John questioned whether the plaintiffs actually submitted a claim for mold damage under their homeowner's insurance policy. Attorney Robles has filed all the necessary paperwork to meet the February 11, 2014 filing date and has asked for an extension so that he can do his due diligence regarding the claim of damages. He will also set up a meeting with ALPOA representatives to review the matter in the near future.

-John summarized the situation (see minutes of December 3, 2013, item 6 for a detailed account). It was reiterated that the plaintiffs owe \$1785 in back assessments and that Mr. Peeples has dumped debris from his property onto Sunset Beach.

-Lisa McAdam Donegan mentioned that it is common knowledge that anyone living on the lake has water issues due to water flowing downhill and that the Peeples' claim is not a valid one.

-John stated that we do not want to settle this claim but rather it should be fully reviewed since the claim is questionable. Instead we will take it to its final conclusion since we are confident of our position and do not wish to set a precedent for settling unwarranted claims. Tom concurred with this position.

## **6. Committee Reports:**

### Finance and Small Claims:

-John presented the financial report as of February 1, 2014:

--Checking account Beginning Balance: **\$18,994.90**; Deposits: (assessments and interest): **\$10,280.35**; Payments (snow plowing and sanding): **\$5370**; Ending Balance: **\$23,905.25**.

-- Capital Account Beginning Balance: **\$71,793.49**. Deposit (interest): **\$9.14**. Ending Balance: **\$71,802.63**.

--Outstanding Assessments: Delinquent (previous years plus 2013) 23 property owners. Total: **\$46,340.22**.

There has been no response from the 6 property owners who were notified of the pending small claims actions. The total owed by these owners is \$22,390. It was agreed that the address on the court papers would reference the ALPOA post office box. Tom and John will pursue these actions in Small Claims Court. The deadline for response by the defendants is February 16, 2014.

-Bills went out on February 10, 2014 to 16 delinquent owners.

-John indicated that he is working with Cenlar FSB, a loan servicing provider, to obtain the \$800 owed for 2013 and 2014 on 32 Sunset Drive.

### Environmental & Planning:

-Tom indicated that he had filed for the permit that would allow us to find the nests and make the goose eggs therein unhatchable. This permit is good from March 1-June 30.

### Roads:

-Lisa indicated that Steve Krukoff's crews are pushing a tremendous amount of snow into the driveways and parking areas of those residents living on the east side of Ashford Lake Drive. She also made note of the fact that the intersection of Hillcrest and Floeting is not being plowed widely enough. This is a point where many parents wait for their children to depart the school bus. Sheila concurred with both these issues. Lisa also pointed out that the depression at the corner of Westview and Ashford Lake Drive has reappeared. Tom stated that he will contact Steve Krukoff and request that the snow be plowed onto the west side of ALD where there are no homes.

-John reported that Gerry Sazama had expressed some concern about the effect that the plowing would have on the dirt road of the ROW. He felt that his underground electrical wiring that connects to his well might be affected if too much of the road surface were scraped. The general consensus was that this is not a concern.

-John indicated that he had a communication from Peter and Maria Caramia asking when conditions at Sunset Beach would be improved.

### Dam:

-Tom expressed his feeling that the best course of action would be to accept Karl Acimovic's services to prepare the entire Emergency Operation Plan at a cost of \$3,600. It is understood that these funds will come from the Capital Fund as they are earmarked for this purpose.

-Tom made a motion to accept Mr. Acimovic's proposal, seconded by Sheila. The motion carried.

-Tom will contact Don Judson to ask him if he wishes to act as the liaison with Mr. Acimovic.<sup>1</sup>

### Community Watch & Safety:

-In light of the recent situation wherein one of our neighbors fell through the ice, Lisa mentioned that we put a notice in the next newsletter suggesting that lakefront property owners purchase a flotation device

<sup>1</sup> In an email subsequent to this meeting, Tom indicated that Don has accepted this position.

and leave it attached to their docks.

Recreation: No report

Communications:

-Inge mentioned that as soon as she and Terry sell their home here they plan to relocate to North Carolina.

-Inge further mentioned that she had spoken with Dolores Dziekan who indicated that while she is willing to write the next newsletter, it would be the final one.

-Jason mentioned that since we're transitioning to an electronic format, a form should appear in the newsletter for those who still wish to receive a hard copy of the newsletter where they can provide their address.

-The newsletter will go out in April and will have updates regarding the geese, small claims progress and the spring clean up day.

**7. Old Business:**

-Tax Sale of 39 Westview: Tom announced that the owner paid the back taxes bill, thereby redeeming the property. Tom had a discussion with the Town of Ashford Building Inspector, Michael Gardner, who explained that there is a Connecticut statute whereby the Town can order the owner to remove the structure on the property or the Town will remove it and bill the owner.

-Tom indicated that it might be helpful for us to send a letter or petition to the Town indicating that ALPOA is in favor of the removal of the structure on the grounds that is in an unsafe condition having already been condemned by the Town.

-John further remarked that it provides a magnet for potential neighborhood vandalism.

-Potential Property Transfer:

-Gregg Moffatt, the person who has a deposit on the Eschholz property, indicated on his website that he plans to close in May 2014.

-ALPOA Directory

-John announced that he had received 14 hard copy responses to the request for membership directory information. Of these, 10 provided information and 4 asked that their information not be shared. Mindy indicated that there were 17 responses on the website.

**8. Next Month's Meeting:**

-The next meeting will be held on March 4, 2014 at 42 Farm Drive at 7 PM.

**9. Adjournment:** Tom Barry

-A motion to adjourn was made at 9:04 PM by John and seconded by Tom. The motion passed.

Respectfully,  
Sheila Siegel  
Recording Secretary