

Ashford Lake Property Owners' Association
Board Meeting
January 7, 2014
73 Lakeside Drive

<p>1. Call to Order: 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; John Grzyszek; Denise Pillion; Jason Pufahl, Inge Reaviel and Sheila Siegel. Those absent were: Lisa McAdam Donegan; Pat O'Leary;and Walt Wassil.</p>
<p>2. Approval of Minutes:-Tom Barry</p> <p>-The minutes of the last meeting were approved without changes.</p> <p>-John made a suggestion that whenever corrections are proposed to the minutes by Board members that they reply to Sheila and copy all other Board members so that we are all aware of the suggestions made by others.</p>
<p>3. Lakeside Drive ROW Map Agreement: Tom Barry</p> <p>-Tom asked those Board members who are also ROW owners whether the revision to the original agreement including item 3 was the result of a general consensus or at the request of Brian Goslin.</p> <p>-John reported that Attorney St. Onge had looked at Attorney Schragers' document concerning the re-mapping issue (see minutes of December 3, 2013). John further stated that Brian had suggested that Attorney Schragers contact Attorney St. Onge when Attorney Schragers called Brain regarding the remapping issue back in August of 2013. On December 5, 2013, Mr. Schragers told John that he would be doing revisions to the original re-mapping agreement which ultimately included the language identified as Item 3: "This agreement shall not waive or reduce the existing rights and responsibilities of the owners, including those of the Ashford Lake Property Owners' Association, Inc. in terms of maintenance of the right-of-way and road that the individual owners executing this agreement especially reserve any and all rights they have under existing agreements to access and road maintenance pursuant to the recorded maps and deeds to the Ashford Lake subdivision as of record appear."</p> <p>-Tom indicated that the re-mapping issue and the maintenance agreement are completely separate issues, which became co-mingled with Attorney St. Onge. The only overlap that these issues have is that the maintenance agreement to be drafted by Attorney Poitras references the map and the map must be accurate as to the location of the ROW. Tom feels that there is no reason to hold up the execution of the re-mapping agreement until Mr. Poitras drafts the maintenance agreement.</p> <p>-Mindy feels that the two issues should not be co-mingled and Tom reiterated his position that they are completely distinct issues.</p> <p>-John feels that there is a lack of trust on the part of the ROW owners for the Board and feels that this is the reason for the inclusion of item 3. He feels that ROW owners would feel more comfortable if the Board made a motion to request Attorney Poitras to draft the maintenance agreement.</p> <p>-Mindy reminded the Board that at the meeting held on December 3, 2013, ALPOA agreed as an ROW owner to sign the remapping agreement so that the map could be filed and the draft of the maintenance agreement could then be created.</p> <p>-Tom acknowledged that the notification to the ROW owners of Steve Krukoff's unwillingness to continue plowing the ROW could have been handled in a more diplomatic manner.</p> <p>-Denise proposed that we as a Board request that item 3 be removed from the re-mapping agreement and that we then ask Dennis Poitras to draft the maintenance agreement.</p> <p>-John volunteered to draft a note to all ROW owners telling them that since the Board has made a motion requesting Attorney Poitras to draft the maintenance agreement between the ROW owners and ALPOA, that they should now sign the re-mapping agreement which will not include item 3.</p> <p>-Tom made a motion to request that Dennis Poitras begin drafting the agreement between ALPOA and the right of way owners regarding the maintenance of the right of way. The motion was seconded by Sheila and passed unanimously.</p> <p>-Tom will send a letter to Attorney Schragers informing him that John will contact the ROW owners requesting that they sign the re-mapping agreement without the inclusion of item 3. Tom further indicated that Mr. Poitras has a full calendar and has not yet started the maintenance agreement draft but Tom will call him and ask him to do so.</p>

4. Dam: Emergency Action Plan (CT DEEP): Tom Barry

-Tom reported that Don Judson who still serves as our Dam Committee chairman, forwarded a notice sent to him by the DEEP regarding changes in the law governing dam ownership. In the future, we will be required to submit an Emergency Action Plan. We must hire a registered professional engineer licensed in CT who is familiar with dams to conduct an inspection and map the area downstream of the dam that may be inundated by a breach. Upon completion of the inspection report, we must submit a copy to DEEP for review and approval. This Plan must be updated every two years.

-Tom indicated that Don will contact Karl Acimovic, the engineer who did our previous study to get an estimate of the cost. Should this be significant we may have to use money from the capital fund, which was earmarked for any dam issues.

5. Committee Reports:

Treasurer's Report: John Grzyszek

-John mentioned that we had received a thank you note from the Eastford Fire Department for our contribution.

---Checking account beginning balance \$24,048.04; transfer to Capital Fund \$5,000; deposits (assessments and interest) \$750.34; total payments made: \$803.48 (\$200 each to Ashford Voluntary Fire Department, Eastford Fire Company and; United Baptist Church-Ashford Food Bank; \$92 to John Grzyszek for postage; \$111.48 to Jason Pufahl for 2013 annual meeting notices); ending balance \$18,994.90.

---Capital Account beginning balance: \$66,784.53 deposits: \$5,000 transfer from checking account and \$8.96 interest; ending balance: \$71,793.49.

---Outstanding assessments: current year (2013) only: 8 owners totaling \$2,330.00; delinquent (previous years plus 2013): 18 owners totaling \$34,890.22 for a grand total of 26 owners totaling \$34,890.22.

---Bills will be sent out to all property owners for 2014 during the week of January 12, 2014. For those in arrears for more than \$3,000, a special notice will be inserted in their bills informing them that the Board will be actively pursuing Small Claims Court filings.

---Property Transfers: none known as of January 5, 2014.

---The quadrennial report requested by the Town of Eastford was filed on December 11, 2013.

ALPOA Resident Directory:

-Mindy, Jason and John have worked on a form that will be included on our website and in the bills to be mailed during the week of January 12 to create an ALPOA Residents/Owners Directory. Residents may choose to have their information included in whole or in part. Inge voiced her concern that some of our residents may not want to have any of their information included in such a directory. The information will be searchable on our website. Mindy will send the electronic version to Carrie Dyer for inclusion on the website.

Environmental and Planning Committee:

-Tom indicated that our water testing will be done by a new company.

-Tom further indicated that the tax sale of 39 Westview will take place on February 10, 2014 at Town Hall. We cannot recover any assessments owed on this property. Should an interested buyer wish to participate in the auction, a check for \$5,000 will be required for entry. The auctions starts at \$14,000+ and the current owner has six months to pay the taxes and redeem the property. Tom has contacted the Eastern Connecticut Builders' Association as well as realtors and builders he knows to inform them of the pending sale.

Roads Committee:

-Tom reported that the work that we did is holding up well.

-Birchwood Drive is currently our first priority followed by connecting the two paved areas on Lakeside.

-So far, the snow removal has been satisfactory.

Recreation Committee:

-No report

Communications Committee:

-Mindy suggested that our newsletter should be electronic unless a resident specifically requests a printed copy.

-Tom indicated that we should consider publishing two issues per year. The spring newsletter is important because it announces our cleanup day and Inge felt that the fall newsletter is critical because of the announcement of our annual meeting.

-Inge further suggested that we might want to consider soliciting opinions of our residents in the

	<p>newsletter.</p> <p>-Mindy suggested that our last printed copy mailed to all residents should go out in April. After that the newsletter can be accessed from the website, except for those requesting a printed copy.</p> <p>-Jason suggested that we include in the spring issue an announcement regarding the Small Claims Court process and a further announcement to solicit residents to volunteer.</p>
6.	<p>2014 Budget</p> <p>-Tom indicated that more money will be needed for Roads and for the mowing and brush cleaning on the dam.</p> <p>-John will send out a proposed budget which we can discuss at February's Board meeting. He requested that any responses be sent to all Board members.</p>
7.	<p>Next Month's Meeting:</p> <p>-The next meeting will be held on February 4, 2014 at 26 Ashford Lake Drive at 7 PM.</p>
8.	<p>Adjournment: Tom Barry</p> <p>-A motion to adjourn was made at 8:59 PM by Tom and seconded by Sheila. The motion passed.</p>

Respectfully,
Sheila Siegel
Recording Secretary