

Ashford Lake Property Owners' Association
Board Meeting
May 5 2014
131 Lakeside Drive

<p>1. Call to Order: Tom Barry -The meeting was called to order by Tom Barry at 7:15 PM. -Those Board members present were: Tom Barry; Melinda Carpenter; Lisa McAdam Donegan; John Grzyszek; Pat O'Leary; Denise Pillion; Inge Reaviel and Sheila Siegel., Those absent were: Sue Orcutt;; Jason Pufahl; and Walt Wassil.</p>
<p>2. Approval of March 2014 Minutes:-Tom Barry -The minutes of the last meeting were approved without changes with John Grzyszek making the motion and Lisa McAdam Donegan seconding. The motion carried unanimously. -There was no meeting in April, hence, there were no minutes for that month.</p>
<p>3. Bank-Owned Property: -John Grzyszek spoke with Joseph Lynch, the appraiser for Rockville Bank to ask if the 3 waterfront lots would be coupled with the subdivision. - Pat O'Leary reviewed the situation of several years ago with the Town of Ashford and suggested that we should be pro-active in protecting the interests of our lake community. -Pat further indicated that the subdivision is under agreement. -- Inge Reaviel indicated that the current sale price for the 3 waterfront lots is \$115K but that they had been appraised at \$150K. -John mentioned that the corner lot near the dam on Ashford Lake Drive had been for sale and sold for \$13K.¹ Its buyer is Joe Lombardo who was represented in the sale by Dennis Poitras and the seller was Racansky, represented by Sam Schrage. -Tom Barry stated that the current going rate for waterfront lots is \$10K. -Pat suggested that ALPOA put in a one-time bid for \$40K for the 3 lots. He also mentioned that these lots are not buildable due to a septic issue since they are filled wetlands. -Pat further suggested 3 possible routes for financing this purchase: a) use money from the capital fund; b) a one time assessment of all members of ALPOA; and c) taking a commercial note for 7 years (renewable). This would probably cost around \$350/month for 20 years at today's rates with the down payment coming from the capital fund. -Pat further warned that a buyer of the subdivision might also purchase the 3 lakefront lots and find a way to creatively structure the holdings to attain lake access for the subdivision. -The question arose as to whether the general membership needed to be consulted on the possible purchase of the waterfront lots. It was determined that this was not necessary since the Board would be acting well within its constituted rights. -It was pointed out that we have plenty of comparable sales to support our bid. -Pat mentioned that while these 3 lots are pre-existing non-conforming, any potential development of them must satisfy health requirements and wetlands requirements. -A question arose regarding our liability should we purchase the land and the consensus was that the land would be left in its natural state. -A motion was made by Pat to purchase the 3 waterfront lots, seconded by Sheila. The vote was unanimously in favor. John, Pat and Tom will draft a letter to the Rockville Bank (now a part of Berkshire Bank) indicating our interest in purchasing this property and include a \$100 good faith check. Pat volunteered to check his files for a model letter of intention.</p>
<p>4. Treasurer's Report and Small Claims Update: John Grzyszek <u>Treasurer:</u> -John presented the financial report for April 2014 as of May 4, 2014 --<u>Checking account</u> Beginning Balance: \$42,522.12; Deposits: (assessments and interest): \$4,410.71; Payments \$2,155.85-- To John for stamps \$49 and other expenses related to small claims filings \$91.41; to Dennis Poitras for the preparation and filing of the ROW maintenance agreement \$1,836; and to Dolores Dziekan for expenses related to the production and mailing of the ALPOA newsletter \$179.44. Ending</p>

¹ Subsequent to the meeting the sale price was ascertained at \$7500.

Balance: \$44,776.98.

-- **Capital Account Beginning Balance: \$71,819.08. Deposit (interest): \$7.43. Ending Balance: \$71,826.51.**

-- **Outstanding Assessments: Delinquent (previous years plus 2014) 21 property owners owe \$42,990.**

Additionally, 21 property owners owe 2014 dues which total **\$8240** for a grand total of **\$51,230.**

-One of the 2 property owners that were served small claims court papers agreed to \$140/month to clear their debt of \$3600.

--Bills:

--There are currently 21 delinquent (previous years plus 2014) property owners.

--5 have been sent reminders to contact John by May15; otherwise small claims court papers will be filed

--9 have been sent the regular monthly reminder notices

--5 have set up payment plans so no further bills will be going out to them

--2 have been submitted to small claims court so no further bills will be going out to them

--Small Claims:

--One property owner responded to the court and should begin making monthly payments; one property owner did not respond to the court within the required time so this case is being reviewed by the magistrate. This looks favorable for ALPOA.

--Financial Filings

--Annual 940 form filed on April 14, 2014

--Additional Information

--We received \$800 from Cenlar Mortgage for the house on Sunset Drive.

--John also reported that he had received an invoice from Steve Krukoff for \$1300 for snow removal and another for the repairs done to Birchwood and Farm et al for \$5000.

5. Peeples Lawsuit (William Peeples/Antonia Peeples-72 Ashford Lake Drive vs. ALPOA)

-John spoke with attorney David Robles regarding an update that Mr. Robles mailed to Scottsdale Insurance. A few corrections were needed and those were discussed. Corrections will be made and shared with the claims adjuster at Scottsdale.

-Plaintiffs Peeples are being deposed on July 9. We are allowed to attend but not ask questions.

-John has requested that we receive all interrogatories.

6. Committee Reports:

--Roads Committee:

-Tom reported that he, Pat O'Leary and Sheila Siegel took a drive around the lake to help prioritize our projects for this year. Steve has given the following estimates:

--Birchwood: \$15,840 (prep work already done)

--Lakeside: \$11,390

--Campert Drive \$7980

--Sunset Beach: \$3900

-Inge mentioned the drainage problems on Birchwood.

-While the amount currently allotted to the roads budget is not sufficient to complete these projects, it was suggested that we might use some money from the Capital Fund.

-Pat recommended that we create a policy for the use of monies from the Capital Fund and indicated that it is fairly common to have 2 years' operating expenses in such a fund.

-Tom proposed an alternative for Lakeside using millings rather than asphalt. Inge indicated that we should request that Steve use less sand in his milling mixture as this would be more durable.

-A motion was made by Tom and seconded by Inge to allocate the funds from the Roads budget for these major projects in this order: Birchwood first, followed by Lakeside and finally Sunset Beach.² The motion passed unanimously.

--Environmental:

--There are now 5 adult geese and 4 goslings.

--Recreation:

--Annual cleanup day is May 17 with rain date on May 18. We will meet at the dam at 8 AM and work until noon picking up litter, raking East Beach (pointless to do any work on Sunset since Steve will soon be working there), clear swales, install new hook for the chain on Sunset Beach, etc.

² In a Roads committee meeting with Steve Krukoff on May 15 subsequent to the Board meeting, it was decided to try to do the work on Sunset Beach so that it could be usable for the July 4th holiday weekend.

<p><i>-Dam:</i></p> <p>--Karl Acimovic has not yet forwarded the survey.³</p> <p>--Sheila reported that Ed Lagasse, our contractor who keeps the dam clear of weeds and mows has indicated that he will be raising his rates 5% due to increased fuel costs. It was the consensus of the Board that this did not pose a problem. Sheila volunteered to send Ed a list of our expectations for this summer's work that includes regular mowing on the south side of the dam, weed whacking along both sides of the road and clearing and maintenance of the new grassy swale created on Campert. It is not necessary for him to clear the north side of the dam for at least a few years.</p> <p><i>-Communications:</i></p> <p>--Tom sent a thank you to Dolores Dziekan for all the work that she has done in creating the newsletter for several years.</p>
<p>7. Old Business: - None</p>
<p>8. New Business: - Tom Barry</p> <p>-Tom mentioned that the Ashford Volunteer Fire Department plans a recognition ceremony for Carol Barry, Mindy Carpenter and Tom honoring them for their heroic lifesaving of one of our neighbors in January. The ceremony will be at fire department headquarters at 7 PM on May 13.</p> <p>-Lisa indicated that the Town Budget vote is tomorrow, May 6.</p> <p>-Tom reported that Mr. Moffatt is closing on his property on May 29.</p> <p>-Mindy reported that she and her family are moving to West Hartford due to a change in job for Paul. She felt she could continue as a Board member were she able to be included by phone or Skype.</p>
<p>9. Next Month's Meeting:</p> <p>-The next meeting will be held on June 3, 2014 location to be determined 7 PM.</p>
<p>10. Adjournment: Tom Barry</p> <p>-A motion to adjourn was made at 8:55 PM by John and seconded by Denise. The motion passed.</p>

Respectfully,
Sheila Siegel
Recording Secretary

³ Subsequent to this meeting, Mr. Acimovic did forward his survey and Tom sent it to all Board members.