

Ashford Lake Property Owners' Association
Board Meeting
September 2, 2014
184 Westford Road, Eastford

<p>1. Call to Order: Tom Barry -The meeting was called to order by Tom Barry at 7:10 PM. -Those Board members present were: Tom Barry; Lisa McAdam Donegan; John Grzyszek; Sue Orcutt; Denise Pillion; Jason Pufahl; Inge Reaviel and Walt Wassil. Those absent were: Mindy Carpenter; Pat O'Leary and Sheila Siegel.</p>
<p>2. Approval of June 2014 Minutes:-Tom Barry -The minutes of the last meeting were approved without changes with John Grzyszek making the motion and Walt Wassil seconding. The motion carried unanimously..</p>
<p>3. Introduction of New Board Member: Jason Pufahl -Jason introduced Ann Milner, who had expressed an interest in filling one of the vacancies on the Board. By authority granted in the By-Laws to appoint candidates to vacancies that occur between annual meetings, the Board voted to appoint Ann to a 2 year term. The motion to appoint Ann was made by Jason and seconded by Walt. The vote was unanimous.</p>
<p>4. Treasurer's Report and Small Claims Update: John Grzyszek <u>Treasurer:</u> -John presented the financial report for August 2014 as of September 1, 2014 --<u>Checking account</u> Beginning Balance: \$21,001.91; Deposits: (assessments and interest): \$1,790.37; Payments \$429.89—To Ed Lagasse Mowing \$316.69 and John Grzyszek \$113.20 (\$49.00 for stamps, \$50.40 for postage for notification of Small Claims Court action and \$13.80 for copy paper). Ending Balance: \$22,362.39. -- <u>Capital Account</u> Beginning Balance: \$71,849.27. Deposit (interest): \$7.67. Ending Balance: \$71,856.94. --<u>Outstanding Assessments:</u> --Delinquent (previous years plus 2014) 17 property owners totaling \$33,920.22. --Owing current year only: 11 property owners totaling \$4,200 (received only \$200 from these folks in 2014). --<u>Bills:</u> ---<u>Delinquent:</u> ----There are currently 17 delinquent (previous years plus 2014) property owners which represents no change from the previous month. ----1 going to Small Claims payment hearing on 9/25/14 – no further bills will be mailed ----1 Small Claims Court filing transferred to Superior Court – no further bills will be mailed ----6 will receive the normal mailing reminder for past dues ----1 need to follow up with property owner whose last address is noted as Warren, VT. Mailing returned as undeliverable ----7 have set up payment plans – no need for further bills to be mailed ----1 Lien placed on property owner that did not appear in Small Claims Court (property currently for sale)- no further bills to be mailed ---<u>Owing Current Year Only:</u> ----40 including 29 who are current through 9/1/14—these will receive another monthly bill within the next two weeks. Target date for mailing bills is 9/15/14. --<u>Small Claims:</u> --One case going to payment hearing (see note above under Bills-Delinquent). Property owner received a 30 day postponement to better prepare for the hearing. --There are 4 property owners in the queue for filing during January 2015. John pointed out the importance of filing before the 6 year statute of limitations goes into effect in order to ensure recovery of all funds due. --Attorney for Peebles was successful in transferring the Small Claims Court filing we had made for past dues to Superior Court. This is a defendant's right no matter what the amount involved. --<u>Additional Information</u> ---Dave Robles, the attorney representing ALPOA in the Peebles lawsuit has left the law firm that is</p>

representing the Association. A new attorney will take over the case in the next few days. Progress has been slower than expected due in part to issues surrounding the apportionment complaint filing. ---John indicated that \$4,720 collected YTD from delinquent property owners will make up for most of the \$5,000 overage for road work. If things continue to go well with collections, we may be able to move \$5,000 to the Capital Fund as done over the past few years.

5. Peeples vs. ALPOA Update: John Grzyszek
-John reported that depositions were postponed in July. The Apportionment Complaint was served to the agent on file for Steve Krukoff's corporation, who has been deceased for 16 years. Consequently, Krukoff never received the summons, never filed an appearance and was served with a default motion. The situation has been rectified. Steve Krukoff has retained an attorney who has 30 days to respond to the Court, after which things should proceed.
-As noted in item 4 above, David Robles has left the law firm representing ALPOA. The most recent development is that a motion to consolidate was filed by Peeples' attorney, which would merge our small claim and Peeples' complaint into a single case. Since our insurance company-appointed attorney cannot represent us in both cases (really separate matters), we will need additional legal representation. Dennis Poitras referred us to a highly reputable local law firm that can effectively represent us. Consensus of the Board is to oppose the motion to consolidate and to secure additional legal representation for the Small Claims matter now on the Superior Court docket.
-A motion was made by Walt, seconded by Inge to have Tom contact the law firm recommended by Dennis. The motion passed unanimously.

6. Committee Reports:
Roads: Tom Barry
-Tom indicated that we will attempt to complete major projects early in the summer again next year. Work at Sunset Beach appears to have paid off. More people are using the beach and showing their appreciation by keeping it clean and free of litter. Tom suggested that we consider some more enhancements next year such as trees or shrubs. He also suggested having Ed Lagasse mow the swale that volunteer Gary Willett cannot get at with his riding mower and clearing it in the fall.
-Tom reported that there has not been much progress with the community service worker on swale clearing. He will continue to keep after him. If the work is not completed, a payment plan will be arranged to repay ALPOA for the swale damage.
-Thanks to Ed Soboleski and Gary Caye for maintaining the enhanced swale on Ashford Lake Drive and weed whacking Hillcrest respectively.
Dam: Tom reported that no invoice has been received from Karl Acimovic, so we are not sure if the Emergency Operations Plan has been filed with the DEEP. Tom contacted Don Judson who will follow up. Don will attend the Annual Meeting and deliver a dam report.
Environmental Conservation and Planning: Tom reported that in the August water test results the East Beach numbers were unusually high but still well below the limits set by the State. He indicated that there is no need for alarm but that the situation warrants watching next year. This could be a residual effect of Canada geese, even though the geese were gone a couple of weeks before the samples were taken.
Recreation: Denise and Matt Pillion will take in the rafts at the two beaches in the next couple of weeks.

7. Bob Michel's Various Requests: Tom Barry
-Tom will contact Bob to affirm ALPOA's ownership of Ashford Lake Drive and its status as an Association road/right-of-way. The request to place a keypad-accessible gate at the point where there are now posts to prevent vehicles from going through was rejected. The Board requested clarification as to what level of maintenance Bob is proposing to do himself or requesting of the Board in order to access lots 173, 174 and 175, which he is in the process of purchasing.

8. Annual Meeting: Tom Barry
-Tom reported that the meeting will take place on Saturday, October 4, 2014. Sheila has reserved the Town Hall meeting room from 9 AM-noon. Jason will send postcards announcing the meeting. The agenda will consist of committee reports, setting the assessment rate for 2015, election of Board members and any business brought forth by members in attendance. Post cards will refer members to the ALPOA website for the agenda.
-It was the consensus of the Board that due to increased operating expenses over the past several years, an increase in the assessment rate for 2015 is warranted. The Board will propose a \$50 increase per parcel for consideration by the membership.

-All Board members present whose terms expire this year have volunteered to remain if reelected. Lisa will contact absent Board members regarding their intentions. It is anticipated that there will be only one vacancy going into the Annual Meeting.

9. Adjournment: Tom Barry

-A motion to adjourn was made at 9:13 PM by John and seconded by Lisa. The motion passed.

Respectfully,
Tom Barry, Scribe
Sheila Siegel
Recording Secretary