

**Ashford Lake Property Owners' Association Board Meeting  
September 1, 2015  
86 Ashford Lake Drive**

**1. Call to Order:** Tom Barry

Tom Barry called the meeting to order at 7:10 PM.

Those Board members present were: Tom Barry; Sheila Siegel; Lisa McAdam Donegan; Walt Wassil; Jason Pufahl; Denise Pillion; Pat O'Leary and Ann Milner.

Those absent were: Mindy Carpenter; and Sue Orcutt.

**2. Minutes:** Tom Barry

The August 4, 2015 minutes were approved as submitted.

**3. Treasurer's Report:** Sheila Siegel

A) Sheila reviewed the financial report for August.

Checking Account:

Beginning Balance	\$23,391.26
Deposits	1,125.00
Interest	.40
Payments to: E. Lagasse \$368.68 for dam mowing; \$16.14 to E. Soboleski for brackets for dam road cable repair; \$130 to Microbac Labs for water testing; \$65 for safe deposit box rental fee)	579.82
ENDING BALANCE	\$23,936.84

Capital Account

Beginning Balance	\$67,194.01
Interest	34.03
ENDING BALANCE	\$67,228.04

Outstanding Assessments

Delinquent (18)	\$31,380.97
Current year only (5)	1,840.00
Current through 9/1/15 (18)	4,650.00
Total	\$37,870.97

Deed Transfer:

Page to Rodriguez, [34 Moon Road](#), \$195,000.

Small Claims Filings:

Tom is in the process of filing with the Small Claims Court for one owner who owes \$2,000 and another owner who owes \$2,150.

Foreclosure:

The owner called to say that he would start paying \$100/month in September on the \$1150 that he owes. He was sent a letter that he had to sign and as yet have seen neither the letter nor a check.

Lien Status:

The owner called on August 15 to say that he wanted to satisfy his lien and the additional monies owed. He claimed he would send a check for \$3,284.40 immediately and follow it up with a check for \$100 each month starting in September through December to satisfy the remainder owed. He was sent a letter that he had to sign and as yet have not received either the letter or the check.

Tax Exemption

We are now proud holders of a tax exemption! Ed Lagasse has been notified of our new status.

Bills:

41 bills went out to these categories of owners: those who are in arrears; those who owe the entire amount for 2015 and those who owe the second half of their assessments by September 1.

**4. Peeples/Putman v ALPOA Update:** Tom Barry

Deposition last week didn't happen. It has been rescheduled for [October 6<sup>th</sup>](#).

**5. Committee Reports**

**Roads Committee Report:** Tom Barry

- A) Maintenance such as crack sealing is needed on some roads and some roads need an overlay. An estimate will be obtained by the annual meeting.
- B) Catch basins need to be cleaned out. Will get estimate from the person who does work for the town.
- C) Swales on Sunset Drive needed to be cleared. Estimates will be obtained.

**Environmental:** Tom Barry

- A) Beach water was tested in August and results were well below danger level for ecoli.
- B) Tom is waiting for a return call from Aquatic Control Technologies with more information and a quote regarding the eradication of the invasive phragmites reeds.

**Communications:** Jason Pufahl

- A) Information will be added to the website in the next day or two.  
Sue and Ann will be delivering the welcome baskets to new owners within the next month.

**6. Review data in support of Board's recommendation re: assessment increase:** Sheila Siegel

- A) Reviewed data and graphs and proposed budget prepared by Sheila.
- B) The Board is recommending an increase of \$100 but was not unanimous whether it should be increased over one or two years. This will be discussed at the annual meeting.

**7. Plan agenda for Annual Meeting:** Tom Barry

Committee reports  
Financial report  
2016 budget/assessment  
Board elections

**8. Notice of Annual Meeting:** Jason Pufahl

The annual meeting will be held October 3<sup>rd</sup> at 9:30 in the town hall meeting room.  
Jason will send cards to the owners.  
Proxies should be in writing and presented by the voting party at the meeting.

**9. Board Elections:** Lisa McAdam Donegan

There are two vacant positions. Sheila, Jason, Lisa and Sue are up for reelection.

**9. Renewal of snowplowing contract w/Mansfield Tree Service:** Tom Barry

The contract will be renewed at same rate as last year.

**10. New Business**

- A) Tom will be reimbursed for his mileage when going to court for small claims and the Peeples/Putnam lawsuit at the federal rate of \$0.57.5 per mile.
- B) Discussed decreasing the number of members on the board to 10 since having difficulty getting 12. Tom will check the bylaws.
- C) Jason's lawn men may be interested in clearing the sides of Sunset Drive.
- A) The Ashford tax sale will take place on December 2, at 10:00 AM in the Ashford Town Hall meeting room. It will be posted in the "Ashford Citizen" in October and November. Still included among the properties at auction are the Lakewood lots (Atlantic Equity Partnership) and Ashford Lake Drive Lots 99 & 101 (Welsoh).

**10. Adjournment:**

Sheila made a motion, seconded by Walt to adjourn the meeting at 9:30 PM.

Respectfully,  
Ann Milner  
Recording Secretary

**4. Addendum to Peeples/Putman v ALPOA Update:**

An email from our attorney in the Peeples/Putman v ALPOA case was received on September 11, 2015 indicating that a settlement had been reached in the matter.