

**Ashford Lake Property Owners' Association Board Meeting  
December 1, 2015  
184 Westford Road, Eastford, CT**

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

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

Those Board members present were: Tom Barry; Lisa McAdam Donegan; Denise Pillion; Sue Orcutt; and Ann Milner.

Those absent were: Mindy Carpenter; Jason Pufahl; Walt Wassil; and Pat O'Leary.

**2. Minutes:** Tom Barry

The November 3, 2015 Board Meeting minutes were approved as submitted.

**3. Treasurer's Report:** Don Judson

A) Tom reviewed the financial report for November.

Checking Account

Beginning Balance	\$30,666.04
Deposits	\$525.00
Interest	\$0.47
Payments to: E. Lagasse \$803.89 Mowing and Clearing, Dowding, Moriarity & Dimmock \$7,716.92 Annual Insurance Premium, USPS \$68.00 Annual PO Box Rental, \$600 Donations (\$150 donations to each of the following: Ashford Social Services(Food Bank), Ashford Vol. Fire Dept., Town of Eastford (Food Pantry) and Eastford Independent Fire Company.)	\$9,188.81
ENDING BALANCE	\$22,002.70

Capital Fund

Beginning Balance - Savings Account	\$30,118.07
Interest	\$2.48
ENDING BALANCE	\$30,120.55
Beginning Balance - Certificate of Deposit	\$37,177.02
Interest	\$30.54

ENDING BALANCE	\$37,207.56
Total Capital Fund	\$67,328.11

Outstanding Assessment

Delinquent (16)	\$27,505.97
Current year only (3)	\$1,200.00
Current through 9/1/15 (5)	\$1,130.00
Total Owed	\$29,835.97

Deed Transfer:

None in November.

Small Claims Filings:

- Tom will file small claims against 18 Oak View for \$2,050. The owner stopped payments towards the payment plan in March and has not responded to letters sent.
- A letter has been sent to the owner of 14 Sunset Dr. They haven't paid since they bought 2 years ago and owe \$800. Unless payment is made or a payment plan is set up before March 1, 2016, as requested, a claim will be filed in small claims court.

Lien Status:

Tom filed a lien on 436 North Rd. for whom we had a small claims judgment but the owner stopped payments last summer. A lis pendens has also been filed by Wells Fargo Bank against the owner.

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

ALPOA has received the release from the Peeples/Putman v ALPOA lawsuit. Peeples/Putman give up all future rights and claims from claim damages. It also states that the insurance payment and remediation made were not an acknowledgment of wrong-doing or responsibility on the part of ALPOA. ALPOA agreed to remediation not to exceed \$500 of crushed aggregate on corner of Sunset Dr. and Ashford Lake Dr.

**5. Committee Reports**

**Roads Committee Report:** Tom Barry

- A) The pipe under Gary Willett's driveway that has heaved was replaced.

**Environmental:** Tom Barry

- A) Will continue to work the eradication of the invasive phragmites reeds for next summer. Aquatic Control Technologies will send a proposal in December or January.
- B) Made a goose report to U.S. Fish and Wildlife Service and now we can renew our permit

for next year.

**Dam:** Don Judson

A) Don is not sure if the DEEP has accepted our emergency operation plan which was submitted. He is looking into this.

**Communications:** Jason Pufahl

A) Tom will contact Jason about modifying the contact information on the website.

**6. Next Meeting:** Tom Barry

The next Board meeting will be held on Tuesday, January 5th at Tom Barry's home at 42 Farm Dr. at 7:00 PM.

**7. Adjournment:**

Sue made a motion, seconded by Ann to adjourn the meeting at 8:30 PM.

Respectfully,  
Ann Milner  
Recording Secretary