

**Ashford Lake Property Owners' Association Board Meeting
May 3, 2016
88 Ashford Lake Drive, Ashford, CT**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:15 PM.

Those Board members present were: Tom Barry; Sue Orcutt; Jason Pufahl and Ann Milner. Lisa McAdam Donegan joined by phone.

Those absent were: Denise Pillion; Mindy Carpenter; Walt Wassil; and Pat O'Leary.

2. Minutes: Ann Milner

The April 5, 2016 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

Below is an executive summary of our account activity for April, including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$53,459.69
Deposits	\$4,407.40
Interest	\$0.87
Payments to: \$1,650 to Mansfield Tree Service for plowing/sanding on April 3 & 4, \$450 to Lagasse Lawn Care from Roads-Maintenance for swale cleaning on Ashford Lake Drive, \$32.00 T. Barry for paint and materials for picnic benches at Sunset Beach, \$53.00 to Town of Ashford for lien release on 6 Lakeside Drive, \$20.00 to Ann Milner for welcome basket items	\$2,205.00
ENDING BALANCE	\$55,662.96

Capital Fund

Beginning Balance - Savings Account	\$30,130.60
Interest	\$2.38
ENDING BALANCE	\$30,132.98
Beginning Balance - Certificate of Deposit	\$37,331.75
Interest	\$29.56
ENDING BALANCE	\$37,361.31
Total Capital Fund	\$67,494.29

Outstanding Assessments

% Owed

Delinquent Previous plus Current year (23)	\$37,959.06	65.78%
Current year only (23)	\$11,500.00	19.93%
Current through 3/1/16 (29)	\$8,250.00	14.30%
Total Owed (75)	\$57,709.06	100.00%

2016 Payments

2016 Assessment Total (130)	\$74,055.00
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2016 Assessments Received		% Assessment
Paid in Full (55)	\$32,055.00	43.29%
Current year only (5)	\$1,000.00	1.35%
Delinquent Previous plus Current (1)	\$500.00	0.68%
Current through 3/1/16 (29)	\$8,750.00	11.82%
Total Paid (84)	\$42,305.00	57.13%
Payments to prior balances	\$4,548.08	
Total 2016 Payments	\$46,853.08	

Transfers:

None in April.

4. Additional Financial Matters: Foreclosures, Collections, Capital Fund, Ashford/Eastford Tax Sale, Small Claims: Tom Barry

Foreclosures:

6 Lakeside: The lien has been released.

Collections:

Collections have been good. Payments are being made on some of the payment plans.

There have been responses from two of the three the owners who were recently sent letters because they were 3 years behind in payments. The owner on Ashford Lake Drive paid in full for the last 3 years. The owner on Westview Drive verbally agreed to a payment plan.

Tax Sale:

The property on Ashford Lake Drive will transfer on June 2nd to the tax sale bidder if the current owner does not pay the taxes.

Capital Fund:

Tom motioned to transfer \$5000 from checking account to capital fund to restore money borrowed last year. Sue seconded the motion. All were in favor.

Small claims

A property on Westview Drive stopped payments from the small claim judgment and a lien was placed on the property a while ago. The owner requested the lien be removed last summer and said would pay what was owed but never followed through. The Board sent a letter in November 2015 regarding this but there was no response. \$4,184 is currently owed. The Board agreed to send the owner a letter informing them that the next step the Board could take would be to go back to court to get an execution to garnish their wages.

5. Committee Reports

Roads Committee Report: Tom Barry

- A rotted tree was removed at end of the right-of-way on Lakeside Drive and trees were pruned on Hillcrest Drive from Floeting Road to the top of the hill. There are more overhanging branches on the hill by the dam which need trimming. This will be discussed after the road repairs have been done.
- Reviewed list of repairs from the walk-around and prioritized the paving projects. We are waiting for quotes and will make decisions about which will be done at the June meeting.
- Will discuss what crack sealing will be done at the next meeting also.

Environmental: Tom Barry

- Tom will contact the company regarding setting up the weed removal this summer.

Recreation:

-Spring Clean-up Day will be May 21st from 8:00-12:00. Pizza lunch following. The rain date is May 22nd. Jason will send out postcards to all owners.

Discussed specific tasks to be worked on:

Picking up litter around the lake roads, rake out the swales especially on Ashford Lake Drive, rake the sides of the roads, clear the brush on the west side of East Beach, and rake both beaches.

-Sunset Beach property boundary has not been done yet so plantings will be done at a later time.

6. New Business:

Tom purchased paint for the two picnic tables at Sunset Beach and will work on them when the weather is better.

7. Next Meeting:

The next Board meeting will be held on Tuesday, June 7th at Ann Milner's home at 86 Ashford Lake Drive at 7:00 PM.

8. Adjournment:

Sue made a motion, seconded by Ann to adjourn the meeting at 8:50 PM.

Respectfully,
Ann Milner
Recording Secretary
May 8, 2016