

**Ashford Lake Property Owners' Association Board Meeting
July 5, 2016
184 Westford Road, Eastford, 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; and Ann Milner.

Also attending were Chris and Michelle Hollon.

Those absent were: Denise Pillion; Walt Wassil; Jason Pufahl; Mindy Carpenter; Lisa McAdam Donegan and Pat O'Leary.

2. Minutes: Ann Milner

The June 7, 2016 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$51,320.02
Deposits	\$1,075.00
Interest	\$0.78
Payments to: SAS Construction \$5,400 from Road projects (Major) Items #1 and #2 on the list, Lagasse Lawn Care \$329.68 from Dam / Beach Mowing, Ann Milner \$20.00 Plants Sunset Beach, Denise Pillion \$65.00 Pizza Clean-up Day, Tom Barry \$6.00 Copies of deeds for Small Claims, Town of Ashford \$53.00 Judgment Lien on 18 Oakview Drive.	\$5,873.68
ENDING BALANCE	\$46,522.12

Capital Fund

Beginning Balance - Savings Account	\$35,135.93
Deposits	\$0.00
Interest	\$2.88
ENDING BALANCE	\$35,138.81
Beginning Balance - Certificate of Deposit	\$37,393.96
Interest	\$30.63
ENDING BALANCE	\$37,424.59
Total Capital Fund	\$72,563.40

Outstanding Assessments

		% of Owed
Delinquent Previous plus Current year (20)	\$33,279.06	64.02%
Current year only (21)	\$9,850.00	18.95%
Current through 3/1/16 (32)	\$8,850.00	17.03%
Total Owed (73)	\$51,979.06	100.00%

2016 Payments

2016 Assessment Total (130)	\$74,055.00
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2016 Assessments Received

		% of Assessment
Paid in Full (57)	\$33,055.00	44.64%

Current year only (5)	\$900.00	1.22%
Delinquent Previous plus Current (0)	\$0.00	0.00%
Current through 3/1/16 (32)	\$10,150.00	13.71%
Total Paid (94)	\$44,105.00	59.56%

Payments to prior balances	\$4,548.08
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Total 2016 Payments	\$48,653.08
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Transfers:

Cheri Lee Wesloh, 85 Ashford Lake Dr. to Cynthia Giubardo.

4. Additional Financial Matters: Billing; Small Claims: Tom Barry

Billing

Bills were mailed out in June.

Small Claims

17 Sunset- The property owner was sent a final notice that ALPOA would file small claim suit for the \$1300 owed. No response was received so the claim will be filed.

14 Westview- There is a small claims judgment from 2014 and when the payments were not made a judgment lien was obtained for the \$4,184 owed. Tom has sent letters but there have been no recent responses to contacts. The next step is to go to court for an execution of the judgment. The court requires ALPOA to obtain the information for the court.

18 Oak View- The owner has been paying \$100 every month or so. However, the property may go into foreclosure so a lien has been filed.

5. Committee Reports

Roads Committee Report: Tom Barry

-All work approved at June meeting will be completed by end of week. There will be a slight increase in cost because the pipe on other side of the Westview/Ashford Lake Drive needed to be replaced.

-Ed bought new reflectors for Lakeside and Ashford Lake Drive.

-Bob Michele contacted the Board regarding the cleaning of four catch basins around his property on Birchwood and Campert Drive. Three of those basins he put in himself. He obtained an estimate of \$1000. Tom proposed paying half, \$500 and an email consensus was obtained prior to this meeting.

-Ed inspected other catch basins and they are functional.

-The crack sealing work approved at the June meeting will be done this week.

-The sign at the beginning of the Ashford Lake Drive right of way will be replaced so that it can be more prominent and discourage people from entering unnecessarily.

Environmental: Tom Barry

-The water at the two beaches will be tested on July 11 and August 8.

-Tom has had no success getting reply from Aquatic Control Technologies. Phragmites treatment probably won't happen this year. We need to explore other options.

-There are two geese families this year. In June, Sue observed a family of geese walking from Floeting Road towards Ashford Lake and then saw a similar family at the lake soon after so there is a possibility their nest was not on the lake.

6. New Business:

-Chris and Michelle Hollon want to use Hemlock Dr. for access to their property. They own two adjacent lots, one in ALPOA and a larger one that is not. They had spoken at the annual meeting in 2013 about this also. They suggested having the road developed or be given access to use it as a driveway.

-Tom explained that it would not be possible to use Hemlock Drive to access the lot in ALPOA since they are not adjacent. The larger lot, not in ALPOA, is at the end of Hemlock Drive. Access to the ALPOA lot is via the unimproved section of Farm Drive.

-Different options were discussed such as the Hollons deeding a part of the larger lot to ALPOA and then developing the road. It would need to be written in the deed that Hemlock Drive could not be used as access to the lot not in ALPOA. Tom and Chris will meet and walk the property to determine possibilities.

7. Next Meeting:

The time and location of the next Board meeting will be determined.

8. Adjournment:

Sue made a motion, seconded by Ann to adjourn the meeting at 9:15 PM.

Respectfully,
Ann Milner
Recording Secretary
July 15, 2016