

**Ashford Lake Property Owners' Association Board Meeting
September 6, 2016
86 Ashford lake Drive, Ashford, 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; Sue Orcutt; Denise Pillion; Walt Wassil; Lisa McAdam Donegan and Ann Milner.

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

2. Minutes: Ann Milner

The July 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 July, including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$46,522.12
Deposits	\$1,950.00
Interest	\$0.69
Payments to: Ed Soboleski \$17.99 7/7/16 Posts & Reflectors: Road Maintenance, A & A Asphalt \$5,704.00 7/12/16 Crack Sealing: Road Projects (Major); S.A.S. Construction \$14,748.00 7/22/16 Balance of Road projects: Road Projects (Major) By my calculations we are \$852.00 over the \$25,000 allotted for Major Projects (Total of S.A.S work and A & A Asphalt crack sealing), Lagasse Lawn Care \$370.63 7/1/16 Mowing: Swale, Beach & Dam x2, Mansfield Tree Service \$450.00 7/13/16 Emergency Tree Removal: Other Maintenance; Microcab Laboratories \$130.00 7/14/16 Beach Water Testing: Other Maintenance, Glenn Orcutt \$135.70 7/13/16 Boat Rack: Recreation / Beaches, USPS \$12.94 7/13/16 Small Claims Certified Mailings: Legal.	\$21,569.26
ENDING BALANCE	\$26,903.55

Capital Fund

Beginning Balance - Savings Account	\$35,138.81
Deposits	\$0.00
Interest	\$2.79
ENDING BALANCE	\$35,141.60
Beginning Balance - Certificate of Deposit	\$37,424.59
Interest	\$29.64
ENDING BALANCE	\$37,454.23
Total Capital Fund	\$72,595.83

Outstanding Assessments

		% of Owed
Delinquent Previous plus Current year (20)	\$33,004.06	65.97%
Current year only (18)	\$8,550.00	17.09%
Current through 3/1/16 (31)	\$8,475.00	16.94%
Total Owed (69)	\$50,029.06	100.00%

2016 Payments

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

% of
Assessment

Paid in Full (61)	\$35,555.00	48.01%
Current year only (4)	\$700.00	0.95%
Delinquent Previous plus Current (0)	\$0.00	0.00%
Current through 3/1/16 (31)	\$9,525.00	12.86%
Total Paid (96)	\$45,780.00	61.82%

Payments to prior balances	\$4,823.08
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Total 2016 Payments	\$50,603.08
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Below is an executive summary of our account activity for August, including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$26,903.55
Deposits	\$7,675.00
Interest	\$0.54
Payments to: Tom Barry (\$34.07) Stop sign for ALD, \$370.63 Lagasse Lawn Care Dam, beach & swale mowing On 7/9, 7/11, 7/19, 7/25, Macrobac Laboratories \$130 August Beach Water Testing: Other Maintenance, Glenn Orcutt \$30.58 8/23/16 Picnic Bench Repair: Recreation/ Beaches, Tom Barry (\$50.00) Annual CT Sec. of State Recording Fee. Savings Institute Bank & Trust \$65 Annual Safe Deposit Box Fee: Administration	\$680.28
ENDING BALANCE	\$33,898.81

Capital Fund

Beginning Balance - Savings Account	\$35,141.60
Deposits	\$4,184.40
Interest	\$3.35
ENDING BALANCE	\$39,329.35
Beginning Balance - Certificate of Deposit	\$37,454.23
Interest	\$33.75
ENDING BALANCE	\$37,487.98
Total Capital Fund	\$76,817.33

Outstanding Assessments		% of Owed
Delinquent Previous Plus Current year (18)	\$27,519.66	73.06%
Current year only (14)	\$6,700.00	17.79%
Current through 3/1/16 (12)	\$3,450.00	9.16%
Total Owed (44)	\$37,669.66	100.00%

2016 Payments	
2016 Assessment Total (130)	\$74,055.00

2016 Assessments Received		% of Assessment
Paid in Full (85)	\$48,555.00	65.57%
Current year only (4)	\$800.00	1.08%
Delinquent Previous Plus Current (0)	\$0.00	0.00%
Current through 3/1/16 (12)	\$4,050.00	5.47%
Total Paid (96)	\$53,405.00	72.12%

Payments to prior balances	\$9,057.48
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Total Payments Received in 2016	\$62,462.48
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4. Additional Financial Matters: Billing; Collections; Small Claims: Tom Barry

Billing

Bills were mailed out in August and have received some September payments.

Collections

17 Sunset- On a payment plan now. No small claims will be filed.

14 Westview- Payment of the \$4,184 owed has been paid in full by the mortgage company.

26 Campert- Payment of the \$1,875 owed has been paid in full by the mortgage company.

18 Oak View- ALPOA has received a letter from mortgage company stating they will send a check for the total amount owed, \$1,800.

436 North Rd.-ALPOA has received a letter from the bank handling the foreclosure stating it requested the owners to send a letter with a payment plan. \$3,800 is owed.

36 Birchwood has stopped making payments on court judgment payment plan for past 2-3 months. Tom contacted the mortgage company.

6 Lakeside is owned by bank and for sale. However, part of the house is built on the abutting property. The bank is trying to resolve the boundary issue.

39 Westview is for sale and owes \$3,250. Tom contacted real estate agent to let him know what is owed in case there is a sale.

5. Set agenda for Annual Meeting; Tom Barry

Agenda to include: notice of the meeting, assessment recommendation, and committee reports

The meeting will be held Oct 1st. 9:00 am-11:00 am.

Tom will reserve the room at the town hall lower level.

Jason will be asked to send out postcards.

6. Committee Reports

Roads Committee Report: Tom Barry

-All the roadwork has been completed and paid for.

-Catch basins near Campert Drive have been cleaned.

-The new sign at the beginning of the Ashford Lake Drive right of way has been replaced.

Thank you Ed Sobliski for putting up the new sign!

Environmental: Tom Barry

-The water at the two beaches was tested on July 11 and August 8. The results were exactly the same as last year when we had no geese.

-Many people were very helpful and kept the beach sand and rafts clean.

-Tom has had no success getting reply from Aquatic Control Technologies. We will to explore other options for next year.

-The grass growing and floating in the lake was bad this year. Tom investigated using grass carp to eat the grass. Ball Pond in New Fairfield has used them with no ill affects. In order to have the person from CT DEEP to come and give us more information, we need to apply for a permit. It was decided to send in an application.

Recreation: Denise Pillion

-The rafts need to be brought in soon. Denise will send email when she needs help.

-Next year we will need to get better sand for Sunset Beach.

-New plantings on Sunset Beach look good. Next year we will do more at both beaches.

7. Board Vacancies

-Tom motioned to appoint Don Judson to be a member of the Board and continue as the Treasurer in accordance with Article VI, Sec. 4 of the ALPOA bylaws. Lisa second the motion. All were in favor.

-Don will keep master list and ledger. Tom will collect money and write checks. Mindy will generate and mail the bills.

- All those up for reelection to the Board have agreed to continue except Pat O'Leary who was not present at the meeting.

- There are 2 vacancies on the board.

8. Hollon / Hemlock Drive update / discussion

-Tom and Chris Hollon walked the property and confirmed that Farm Drive could not be used as access to the Hollon ALPOA property since the road had been excavated many years ago and a large hole remains where dirt was moved to other parts of the lake.

-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.

-The Board discussed options for access to non ALPOA property using Hemlock Drive.

9. New Business:

- Discuss adding an annual interest charge for unpaid balances not paid by October 1st as an incentive for payment and help offset costs if have to go to collections. Article II of the ALPOA bylaws states that the association can "impose interest charges and charges for late payments." This will be discussed at the annual meeting.

-Discussed renewing the snowplowing contract with Mansfield Tree Co. All agreed to remain

with them.

10. Next Meeting:

The next meeting will be the annual meeting on October 1st.

8. Adjournment:

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

Respectfully,
Ann Milner
Recording Secretary
September 9, 2016