

**Ashford Lake Property Owners' Association Board Meeting
November 1, 2016
73 Lakeside 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; Jason Pufahl; Don Judson; Denise Pillion; Sue Orcutt and Ann Milner.

Absent was: Walt Wassil; Pat O'Leary; Mindy Carpenter; Lisa McAdam Donegan.

2. Minutes: Ann Milner

The Annual Meeting and October 1, 2016 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account	
Beginning Balance	\$36,942.33
Deposits	\$1,200.00
Interest	\$0.58
Payments to: Mansfield Tree Service \$1,450 Hillcrest Dr. Tree Work \$1,450.00, Lagasse Lawn Care \$1,070.64 (Dam Mowing on 9/6 & 9/28; Sunset Beach Mowing on 9/12 & 9/28; Farm Drive Swale Mowing on 9/6; Brush Clearing on Dam & on Birchwood/ALD) \$1,070.64, Dowding/Moriarty/Dimock \$8,126.68 Insurance Renewal 11/1/16-10/31/17, Town of Ashford \$53.00 Release of Judgment Lien (Avery), Ann Milner \$140.98 Welcome Baskets.	\$10,841.30
ENDING BALANCE	\$27,301.61

Capital Fund	
Beginning Balance - Savings Account	\$44,710.30
Deposits*	\$3,916.20
Interest	\$3.95
ENDING BALANCE	\$48,630.45
Beginning Balance - Certificate of Deposit	\$37,518.69
Interest	\$31.76
ENDING BALANCE	\$37,550.45
Total Capital Fund	\$86,180.90

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (12)	\$16,275.75	72.25%
Current year only (10)	\$5,100.00	22.64%
Current through 3/1/16 (6)	\$1,150.00	5.11%
Total Owed (28)	\$22,525.75	100.00%

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

2016 Assessments Received		% of Assessment
Paid in Full (100)	\$57,171.20	77.20%

Current year only (2)	\$400.00	0.54%
Delinquent Previous plus Current (0)	\$0.00	0.00%
Current through 3/1/16 (6)	\$2,350.00	3.17%
Total Paid (108)	\$59,921.20	80.91%
Payments to prior balances	\$21,659.97	
Total Payments Received in 2016	\$81,581.17	

*Money recovered from past due assessments.

4. Financial Matters: Collections; Small Claims, Insurance: Tom Barry

Collections

- 436 North Rd.-ALPOA has received \$3,800 for payment of past due assessments in full.
- 36 Birchwood is making payments from small claims court judgment. Tom is continuing to pursue the total \$3,000 owed.
- Will go to small claims on anyone owing over \$1200 if receive no payment after the October billing.

Insurance

- Insurance premium went up \$100 this year.

5. Committee Reports

Roads Committee Report: Tom Barry

- The trees on Hillside were trimmed.
- The swales on Sunset and Lakeside need to be cleaned as well as near the water on Sunset Beach. Tom will call Countryside for a quote since Lagasse has retired.
- Tom recommended that a notice be added to the website regarding keeping the swales clear of leaves and not shoveling snow into road.
- Vehicle on the corner of North Road and Sunset had an oil or gasoline leak that spread onto both roads. DEEP was called and blocked it before it spread far. There was no concern regarding any damage.
- The rates for the snowplowing contract are the same as last year. Tom spoke to them about overnight storms. Denise motioned to renew snowplow contract. Jason second the motion. All were in favor.

Communications Committee Report: Ann Milner

- Welcome baskets have been delivered to 6 Lakeside Dr., 96 Lakeside Dr., 42 Ashford Lake Dr., and 75 Ashford Lake Dr. Ann is still trying to contact the new owners at 64 Ashford Lake Dr.

6. Community Projects Donations

- Don motioned to donate \$150 to both the Eastford and Ashford fire departments and \$150 to both the Eastford and Ashford food banks. Sue second the motion. All were in favor.

7. Hollon / Hemlock Drive update / discussion

- The Hollons have not contacted the Board since the last meeting.
- Sue Orcott was considering also using Hemlock Drive for driveway access to her property.
- Board discussed issues of grading, drainage and maintenance.
- Jason stated that the Board should wait for a formal proposal by either party.

8. Annual Late Fee

- The Board discussed using an annual late fee as an incentive to pay on time as well as help to defray costs incurred for collecting fees. Discussed whether to use a percentage or flat fee.
- Don motioned to assess an annual 10% late fee with a cap of \$50 to outstanding balances as of October 1st. Jason second the motion. All were in favor.

9. Next Meeting:

The next meeting will be the December 6, 2016 at 7:00pm at Tom Barry's home, 42 Farm Drive.

10. Adjournment

At 8:40 Tom motioned to adjourn and Sue second the motion.

Respectfully,
Ann Milner
Recording Secretary
November 11, 2016