

**Ashford Lake Property Owners' Association  
Annual Meeting  
October 7, 2017  
Ashford Town Hall, Lower Level Meeting Room**

**1. Call to order and Welcoming Remarks: Tom Barry**

Tom Barry called the meeting to order at 9:10.

Those Board members present were: Tom Barry, Jason Pufahl, Lisa McAdam Donegan, Don Judson, Sue Orcutt and Ann Milner. Absent was Denise Pillion, Mindy Carpenter, Pat O'Leary, and Walt Wassil.

A total of 21 voting parcels were represented including Board members.

**2. Financial Report: Don Judson**

General Ledger

Don then reviewed the 2017 General Ledger as of 10-4-17.

Collections are on budget and expenses are within budget.

-Comments from the floor:

-Has the Board considered posting the names of the people who are delinquent?

Don explained that we have not posted names because we are all neighbors.

-We are neighbors but those who pay are carrying them. They are not being respectful to us.

Collections

Tom reported on the collections of past due assessments.

Last year we were able to collect from 5 mortgage companies which brought the balances of those properties to \$0. This year, 4 of these owners were given the option to pay \$50 a month for 10 months to remain current. One person took the option, but stopped making payments in April.

There are others who are not current but pay a little. This is another reason why we don't want to publish the names.

Last year, we instituted a late payment fee. Twenty property owners received a late charge last December. It was an incentive to pay for some people.

Small Claims

Tom reported on small claims which are filed when \$1,200 is owed.

One new small claim suit was filed this year after numerous attempts were made to collect past due assessments. After the suit was filed, the owner made a payment so the claim was withdrawn. If the costs are not refunded by the court, they will be charged to the owner.

There are eleven property owners who, if no payments are made, will owe \$1,200 next March.

Comments from the floor:

-Have you looked into a collection agency?

Tom replied that it would cost money.

- I would rather have a piece of the pie than nothing.

Jason responded that a collection agency is always on the table but the Board has wanted to be made whole.

-A collection agency could be used to get money from people who pay nothing. They could be sent a letter giving notice that in 30 days they will be sent to collections.

#### 2018 Budget

-Don discussed the proposed budget which will not be much different from this year. The Board doesn't anticipate any need to make any changes to the \$500 assessment for next year.

#### Assessment

The Board is recommending that we keep the current assessment of \$500.

Don motioned to maintain the \$500 assessment level for 2018.

Roger Ouellette second the motion. The motion carried with 21 in favor and 0 opposed.

### **3. Committee Reports**

#### **Roads and Grounds: Tom Barry**

##### Roads:

##### Repairs completed this year.

The dirt roads on Lakeside Dr., Farm Dr., Campert Dr. and Ashford Lake Dr. had material added, graded and compacted.

##### Upgrades completed this year.

The Birchwood/Ashford Lake Dr. corner was paved, the curbing was extended, the swale on the north side was cleared and the culvert under the road was cleared.

Lakeside Dr. hill was paved to the crest on both ends and drainage was enhanced in those areas.

Lakeside Dr./Hillcrest corner paving was repaired.

Ashford Lake Dr. between Westford and Oakview was paved to the center and a drainage pipe was installed in the swale.  
Speed bumps were installed on Westview and Lakeside Dr. One speed bump on Lakeside was repaired.  
Total cost of these projects was \$28,600.

Repairs were also completed based on Dam Inspection comments in the spillway and near the valve.

#### Projects deferred.

Areas on Ashford Lake Dr. from Oakview to the curve.

Comments from the floor:

-There is only one speed bump sign on Westview.  
Tom reported that there are now two signs.

-Speed bump by 26 Ashford Lake Dr. is very high.  
Tom said it can be extended on each side to smooth it down. New signage was added warning of the speed bumps.

-Cars are speeding on the Hillcrest corners and crossing the middle line. The yellow lines are good. Could a dangerous curve sign be installed?  
Tom replied that a sign or guard rails are possible.

-People don't like speed bumps but there is a need to control speed.  
A stop sign is needed at the end of Campert on to Farm Drive. Also, visibility is poor at the end of the right of way on Lakeside due to brush. Any intersection needs to be cleared for visibility.

#### Beaches

We tried to do some enhancements at the beaches this year by adding plantings and sand. People seem to respect the beaches and keep them clean when they are enhanced.

### **Dam: Don Judson**

#### Dam Inspection

Don reported that the state implemented new regulations this year that all dams need to be inspected. Our dam was due for inspection this year which is comprised of a visual inspection at high water and low water.

Karl Acimovic was hired to complete the inspections, written report and the emergency action plan. Don accompanied Karl during the high-level inspection. Overall, the dam is in good shape.

There were a few recommendations.

- Add riprap in the natural stream at the spillway south of the dam.
- Filling the developing pothole which is eroding the side of the road in the middle of the dam by the low level shut off.  
(Both of these projects were completed this summer when the road work was done.)
- Keep the slopes and spillway cleared.  
(The lawn contractor is scheduled to clear the slopes this fall. Don volunteered and cleared the spillway but it was a more difficult project that he thought. He recommends adding this to the budget and do it more regularly.)

The low level visual inspection will be completed in the next month. Karl will complete the report and we will submit it to the state.

#### Emergency Action Plan

We completed an Emergency Action Plan and submitted it to the state a few years ago but received no response. Now there is a new plan due and it will be completed by the end of the year. We will budget for it for next year.

Comments from the floor:

- During the winter, stones are thrown onto the ice by the dam. The stones are going into the water and not doing the job there were intended to do. The mowing at the dam looks nice.

#### **Environmental: Tom Barry**

##### Water Quality

Beach water testing was completed at both beaches in July and August for e coli. Both results were well below limits.

There were no geese this year. ALPOA continues to renew the permit to destroy the eggs but the geese appear to have their nests elsewhere.

##### Invasive Plants:

The lake is free of invasive plants except for a couple of serious infestations of phragmites reeds at different spots. SoLitude Lake Management was hired and sprayed the phragmites in September. The plants absorb the chemical which goes to their roots and kills them. We will explore the best way to remove the roots so they don't rot and send nutrients into the water.

##### Lake Vegetation

The grass was not as bad this year. However, ALPOA applied for a permit with DEEP and someone came out to the lake and took samples of the grasses. It will be determined if the grass we have can be controlled using grass carp. This is an option we are exploring.

**Recreation: Jason Pufhal**

The spring cleanup and Fourth of July boat parades were held again this year. We are talking about having more community events. We will try to do something more formal this winter and summer.

**Communication: Ann Milner**

Welcome baskets were delivered to new owners throughout the year.

Carrie Dyer maintains the website. It contains ALPOA financial information, meeting minutes, current information and links to the bylaws and local agencies.

**Community Watch: Tom Barry**

There was no serious activity this year.

**4. Election of Officers**

Tom indicated that 4 Board positions were up for election for a 2-year term and that the incumbents agreed to remain in these positions (Jason Pufahl, Lisa McAdam Donegan, Don Judson, and Sue Orcutt). There are also two vacant positions. There were no additional nominations from the floor.

Roger Ouellette motioned to reelect the four people to the Board. Joe Allevo second the motion. All were in favor.

**5. Discussion of Other Business**

-There used to be a newsletter and I understand that it is a lot of work. Could one of the mailings include one page of highlights of events and dates. This might gain interest in activities.

-I think we should continue to reinforce the use of the website.

Tom responded that in the January billing we will ask if owners would like to be on an email list.

-Can a list of all the owners be posted for use in case of an emergency?

Tom stated that we need to check if it is legal for us to post lists of names and addresses publicly.

-We could use good sized signs at the entrances to the lake. Renters bring their kayaks and canoes. Many people don't have boat stickers. We don't want invasive plants brought in.

Tom responded that usually trailers and motors are the bigger treat. We need to speak with the people who have renters.

-Could we consider signs saying these are private roads? Many cars seem to be cutting through particularly at night. If signs are posted, then we can provide evidence for trespassing charges.

-That's a good idea. Signs that say private road, no trespassing.

Tom acknowledged Ed Sobileski who has moved but for many years did a great deal for the community.  
He also extended appreciation to those who do things around the lake for the benefit of the community.

## **6. Adjournment**

A motion was made to adjourn by Tom Barry and seconded by Ann Milner at 10:55.

Respectfully submitted by Ann Milner  
October 26, 2017