

**Ashford Lake Property Owners' Association Board Meeting  
November 7, 2017  
73 Lakeside Dr., Ashford, CT 06278**

**1. Call to Order:** Tom Barry

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

Those Board members present were: Tom Barry; Don Judson; Denise Pillion; Sue Orcutt and Ann Milner.

Jason Pufahl was available by phone.

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

**2. Minutes:** Ann Milner

The October 7, 2017 Annual Meeting and 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	\$33,579.43
Deposits	\$1,350.00
Interest	\$0.51
Payments to:	
ARB Quality Lawncare \$50.00 (Weed whacking spillway)	
ARB Quality Lawncare \$410.00 (Clearing Dam Slopes)	
Mansfield Tree Service \$550.00 (Tree - Westview)	\$9,486.37
DMD \$8,181.72 (Annual Liability Insurance Premium)	
PO Box Fee (12 months) \$70.00	
Jason Pufahl \$224.65 (Post cards for annual meeting)	
ENDING BALANCE	\$25,443.57

Capital Fund

Beginning Balance - Savings Account	\$53,700.56
Deposits	\$0.00
Interest	\$7.06
ENDING BALANCE	\$53,707.62
Beginning Balance - Certificate of Deposit	\$37,894.07
Interest	\$33.21
ENDING BALANCE	\$37,927.28
Total Capital Fund	\$91,634.90

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (13)	\$17,315.75	67.01%
Current year only (15)	\$7,475.00	28.93%
Current through 3/1/17 (5)	\$1,050.00	4.06%
Total Owed (33)	\$25,840.75	100.00%

2017 Payments

2017 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00
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2017 Assessments Received

% of Assessment

Paid in Full (96)	\$55,585.00	75.57%
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Delinquent Previous plus Current (10)	\$4,125.00	5.61%
Current year only (4)	\$600.00	0.82%
Current through 3/1/17 (5)	\$1,450.00	1.97%
Total Paid (115)	\$61,760.00	83.96%
Payments to prior balances	\$3,951.47	
Total Payments Received in 2017	\$65,711.47	

Based on the cash available now, Don recommended that the annual \$5,000 be moved to the Capital Fund.

#### **4. Billing, Collections:** Tom Barry

##### Billing

Bills were sent out bills dated Nov. 1<sup>st</sup> to those with outstanding balances.

##### Collections

Tom followed up and obtained information regarding the collection agency one homeowner recommended and found that they don't work with associations just businesses. He will pursue other agencies.

A notice will be put on the website regarding the assessment fee and the late payment fee.

31 Sunset Drive is closing. The outstanding balance is \$500 to be paid at closing.

#### **5. Proposed 2018 Budget:** Don Judson

Don reviewed the proposed budget for 2018. Minor changes were made based on the 2017 costs. It was decided to defer a vote to approve the budget to January 2018.

#### **6. Committee Reports**

##### **Roads Committee Report:** Tom Barry

##### Private Property Signs

It was agreed to put private road signs will be placed on the speed bump posts on the entrances to the lake on Sunset, Westview, Birchwood, Farm and Hillcrest. The slow curve signs will be replaced on Hillcrest. It will cost approximately \$300.

##### Lakeside Speed Bump

There is a concern that the new speed bump on Lakeside Dr. will be damaged by the plow.

##### Sunset Beach Lawn Damage

A vehicle drove on onto the beach and damaged the grass. The opening to the beach from the road to the left will need to be blocked. It was suggested that a large rock be placed there. This will be done next spring when there is roadwork being completed.

##### Swale Clearing

The swales on Ashford Lake Dr. by the spillway and the intersections of Sunset and Birchwood as well as the hill on Lakeside need to be cleared this month.

##### **Dam Committee Report:** Don Judson

##### Dam Inspection

The dam inspection will be completed this month.

##### Brush Removal

The brush on the sides of the dam and spillway has been cleared.

**Communication Committee Report:** Ann Milner

Sue and Ann will work on a rough draft of the one-page summary highlighting events and information for the January mailing and provide it for the next meeting.

**Recreation Committee Report:** Denise Pillion

Working on a Chili Fest for January. Move information will be available at the December meeting.

**7. New Business**

Community Projects

Discussed making the annual \$150 donations to the Ashford and Eastford Fire departments and food banks.

Expenditure Motions

Don motioned to approve the expenditures of \$5,000 transfer from the assessment fund to the capital fund, \$600 for donations to community organizations in Ashford and Eastford, and \$300 for road signs. Denise second the motion. All present were in favor including Jason by phone.

Target Shooting on Lakeside Drive

A property owner requested that the target shooting which took place repeatedly for a few hours on a recent afternoon be discussed. There are no ordinances in either Ashford or Eastford regarding this. If people are abiding by state rules, there are no regulations. It would be difficult for ALPOA to enforce a regulation the Board might enact. It was decided to monitor this for now. All homeowners will be reminded to be considerate of noise and disturbance of neighbors in a newsletter to be mailed in January.

Assessment Payment Methods

A property owner inquired if there was any other way to pay the assessment fee other than by check. Don suggested that payroll deductions would be no cost to the association and could be monitored on the bank statement. Property owners will be asked to contact the Board if they would like to set up payroll deductions.

**8. Next Meeting:**

The next meeting will be the December 5, 2017 at 7:00pm at Denise Pillion's home, 73 Lakeside Drive.

The January meeting will be held on January 9<sup>th</sup> at Tom Barry's home, 42 Farm Drive.

**9. Adjournment**

At 9:00 pm Ann motioned to adjourn and Tom second the motion.

Respectfully,  
Ann Milner  
Recording Secretary  
November 19, 2017