

**Ashford Lake Property Owners' Association Board Meeting
March 6, 2018
86 Ashford Lake Dr., Ashford, CT 06278**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 pm.

Those Board members present were: Tom Barry; Don Judson; Harry Marshall; Jason Pufahl; Lisa McAdam Donegan and Ann Milner.

Absent were: Denise Pillion; Sue Orcutt; Walt Wassil; Pat O'Leary and Mindy Carpenter.

ALPOA Member: Monica McGuiness

2. Minutes: Ann Milner

The January 9, 2018 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$12,903.73
Deposits	\$25,005.00
Interest	\$0.55
Payments to:	
Ann Milner \$27.04 Newsletter Copies	
Mansfield Tree Service	
Date #of Plows Cost # of Sands Cost Total	
1/17/2018 1 \$650.00 1 \$350.00 \$1,000.00	
1/18/2018 1 \$650.00 1 \$350.00 \$1,000.00	
1/30/2018 1 \$650.00 1 \$350.00 \$1,000.00	
2/2/2018 1 \$650.00 1 \$350.00 \$1,000.00	
\$4,000.00	\$6,997.02
Date #of Plows Cost # of Sands Cost Total	
2/5/2018 0 \$650.00 2 \$350.00 \$700.00	
2/7/2018 1 \$650.00 3 \$1,050.00 \$1,700.00 ice storm	
2/9/2018 0 \$650.00 1 \$350.00 \$350.00	
\$2,750.00	
ENDING BALANCE	\$30,912.26

Capital Fund

Beginning Balance - Savings Account	\$58,721.61
Deposits	
Interest	\$14.72
ENDING BALANCE	\$58,736.33
Beginning Balance - Certificate of Deposit	\$37,988.57
Interest	\$63.48
ENDING BALANCE	\$38,052.05
Total Capital Fund	\$96,788.38

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (27)	\$36,304.84	50.91%
Current year only (55)	\$32,000.00	44.88%
Current through 3/1/17 (9)	\$3,000.00	4.21%

Total Owed (91)	\$71,304.84	100.00%
2017 Payments		
2017 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00	
2017 Assessments Received		% of Assessment
Paid in Full (39)	\$21,055.00	28.62%
Delinquent Previous plus Current (3)	\$700.00	0.95%
Current year only (0)	\$0.00	0.00%
Current through 3/1/17 (9)	\$3,000.00	4.08%
Total Paid (51)	\$24,755.00	33.66%
Payments to prior balances	\$250.00	
Total Payments Received in 2018	\$25,005.00	

4. Collections, Small Claims and Property Transfers: Tom Barry

Collections

2018 payments are coming in.

Small Claims

There is one potential small claims suit to be filed. Tom will wait to see if a payment comes in this month.

Property Transfers

39 Westview closing is scheduled for Friday. ALPOA will receive \$4,350 past dues owed as part of the closing.

17 Oakview sale is pending. This property is paid through 9-1-17.

18 Oakview sale is pending. This property is paid in full for 2018.

34 Moon Rd. is for sale. This property owes \$995 which would be paid at closing.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Roads & Drainage Inspection

Date for inspection was set for April 28@ 9:00.

Environmental Report: Tom Barry

Phragmites

Tom contacted ARB Lawncare to cut back the phragmites when the lake was frozen but Alan was unable to do it before the lake thawed. Tom will ask if he can cut them down from the shore.

2018 Phragmites Treatment

The proposal for \$1760 from Solitude Lake Management to treat the phragmites next summer was agreed to. Payment will be made after the treatment.

Canada Geese

Geese have been seen on the lake recently. Ann will put up notices around the lake. The egg-adding permit has been renewed.

Recreation Committee Report: Denise Pillion

Chili Fest

Denise and Caroline Trotta did a wonderful job organizing the Chili Fest. There were about 20 people in attendance and seven delicious chilies to taste! Thank you to all who participated.

Spring Clean Up

The Spring Clean Up will be Saturday, May 19th from 8-12 AM. Sand will be needed at Sunset Beach. One of the picnic tables may need to be replaced also.

Property Line Survey

The property line survey has been completed at Sunset Beach for \$350. Stakes have been placed along the property line so that plantings can be added during the Spring Clean Up.

Communication Committee Report: Ann Milner

Property Owners Email List

Unfortunately only six new email addresses have been submitted with the 2018 payments. We will use what we have for urgent notices but still have to send mailings for other notices.

6. Any New Business

Thank You Notes

Thank you notes were received from the Ashford Volunteer Fire Department and the Ashford Food Bank for our donations last year.

Application to Drill a Well

39 Lakeside has applied for an application to drill a well.

34 Moon Rd Request

Linda Byrne, a real estate agent who has a listing to sell 34 Moon Road, contacted Tom. This property is ALPOA Section H, one of 2 parcels up on Moon Road that retained lake rights when the acreage was subdivided and sold by Ashford Lake Inc. many years ago.

Linda has a prospective buyer who has a horse, and while the Town of Ashford would allow a horse to be kept on the property, our Covenants would not.

Covenant #17 reads as follows: "No poultry, birds or animals, except dogs, cats and canaries, shall be kept or maintained on said premises, except with written permission of the OWNER (i.e., ALPOA).

Linda would like to know if the buyers would be permitted to keep their horse on the property at 34 Moon Road.

Jason stated that it would be important for us to have documented rationale for why we are granting a variance to the covenants that we can stand behind in the event of future requests.

Variance options such as:

- Is the distance from the lake sufficient to justify it?
- Is the house/pasture property away from the lake such that there is no runoff risk?

The Board agreed to give a general verbal approval and give written permission if the buyer makes the purchase and requests it.

Parcel b of Section H

Tom explained some research he has completed as a result of investigating 34 Moon Rd. When he walked by 34 Moon Rd., he realized that there is a third property in Section H, Parcel B, 36 Moon Rd. This parcel is currently not on the master list nor paying the assessment fee. Tom checked the transfers on record and found that the last transfer of this property was January 1986 and was conveyed subject to Covenants with lake rights.

It was decided to do more investigation and discuss the results at the next meeting.

7. Next Meeting:

The next Board meeting will be held on April 3rd at Ann's home, 86 Ashford Lake Dr. at 7:00 pm.

8. Adjournment

At 8:30 pm Tom motioned to adjourn and Ann second the motion.

Respectfully Submitted,
Ann Milner
Recording Secretary
March 11, 2018