

Ashford Lake Property Owners' Association Board Meeting
April 4, 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; Sue Orcutt; Denise Pillion; and Ann Milner.

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

ALPOA Members present: Monica McGuiness and Kathy Hollister.

2. Minutes: Ann Milner

The March 7, 2018 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

| | |
|---|-------------|
| Beginning Balance | \$30,912.26 |
| Deposits | \$13,025.00 |
| Interest | \$0.58 |
| Payments to: Datum Engineering & Survey, LLC \$350.00 Boundary line survey Sunset Beach | |
| Mansfield Tree Service | \$4,650.00 |
| Date #of Plows Cost # of Sands Cost Total | |
| 2/18/2018 1 \$650.00 0 \$0.00 \$650.00 | |
| 3/7/2018 9-12" \$975.00 1 \$350.00 \$1,325.00 | |
| 3/13/2018 over 12 " \$1,625.00 2 \$700.00 \$2,325.00 | |
| Total \$4,300.00 | |
| ENDING BALANCE | \$39,287.84 |

Capital Fund

| | |
|--|-------------|
| Beginning Balance - Savings Account | \$58,736.33 |
| Deposits | |
| Interest | \$7.25 |
| ENDING BALANCE | \$58,743.58 |
| Beginning Balance - Certificate of Deposit | \$38,052.05 |
| Interest | \$31.26 |
| ENDING BALANCE | \$38,083.31 |
| Total Capital Fund | \$96,826.89 |

Outstanding Assessments

% of Owed

| | | |
|--|-------------|---------|
| Delinquent Previous plus Current year (26) | \$34,179.84 | 59.05% |
| Current year only (27) | \$15,750.00 | 27.21% |
| Current through 3/1/17 (25) | \$7,950.00 | 13.74% |
| Total Owed (78) | \$57,879.84 | 100.00% |

2018 Payments

| | |
|---|-------------|
| 2018 Assessment Total (130 Property Owners, 146.11 Assessments) | \$73,055.00 |
|---|-------------|

2018 Assessments Received

| | | % of Assessment |
|--------------------------------------|-------------|--------------------|
| Paid in Full (51) | \$27,180.00 | 37.20% |
| Delinquent Previous plus Current (5) | \$2,000.00 | 2.74% |
| Current year only (2) | \$250.00 | 0.34% |
| Current through 3/1/17 (25) | \$8,050.00 | 11.02% |
| Total Paid (83) | \$37,480.00 | 51.30% |
| Payments to prior balances | \$550.00 | |
| Total Payments Received in 2018 | \$38,030.00 | |

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

Collections

2018 payments continue to be received, however, there are still 27 owners who have not made any payments for 2018.

Billing

Bills dated April 1 will be sent to all owners who have no payments recorded this year.

Automatic Clearing House (ACH) Payments

Don investigated a few places where ALPOA could set up a system to debit owners' banks for assessment payments. Peoples Bank, for example, charge \$75/mo. and \$0.19 per transaction. The cost to ALPOA may not be worth it. He will look into it further.

There is also the option for individuals to set up payments through their own bank. ALPOA has also received payments directly from individuals' pay from their employer.

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 sale did not go through.

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

18 Oakview transferred from Wells Fargo Bank to Jessie Ruprecht. This property is paid in full for 2018.

Lot 920 L transferred from Malcom White to Tom Barry. Tom Barry will pay the two months assessment owed for 2018. Since this lot is contiguous to a lot owned by Tom Barry, there is no additional fee owed.

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 will contact ARB Lawncare about cutting down the phragmites from the shore. He will also discuss the mowing for 2018.

Canada Geese

Notices have been put up around the lake and on the website. We need to keep watch about their activity.

Recreation Committee Report: Denise Pillion

Spring Clean Up

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

Communication Committee Report: Ann Milner

Welcome Basket

A welcome basket needs to be delivered to the new owners at 18 Oakview.

6. Any New Business

Report on Ashford Inland Water Wetlands Committee (IWWC) Meeting

A complaint from property owner was sent to the Ashford IWWC regarding storm water drainage issues causing sediment to wash into the lake down Sunset Dr. and Westview. Tom and Glen Orcutt met with wetlands agent who had done inspection after the complaint was made and walked the area and determined the worst part of problem. Tom explained to the agent what the Association has done in the past to correct drainage problems.

Tom, Sue Orcutt and Don Judson attended the IWWC meeting on April 3rd and reported what was discussed at the meeting. The Commission gave the Association direction including having an inspection of the area and an evaluation by a professional engineer who would also devise an engineering plan with a timeline regarding how the concerns will be addressed. The Association is to report back to the IWWC at the May 1st meeting.

Tom will contact someone to complete the plan.

Don suggested writing a letter to the IWWC in response to the meeting so that there would be a response from ALPOA in the public record.

7. Old Business

Update on Section H Parcel B (36 Moon Rd)

Tom contacted Jim Covell who was a long-time ALPOA Board member and treasurer and Jim couldn't recall why that property should not be paying an assessment.

Tom looked through old ALPOA records and found that payments in full were received in 1989 and 1991 for 36 Moon Rd. He also found a document from 1994 which listed all the ALPOA property in 1994. 40 Moon Rd and 34 Moon Rd. were listed but not 36 Moon Rd.

Tom had previously 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.

There was also a 1986 letter from an attorney to the president of Ashford Lake Inc. regarding permission from Ashford Lake Inc. to have building plans approved to build the house. There was nothing in the land records of an agreement not to pay the assessment.

The Board agreed that Tom will write a letter to the owners of the property stating an audit was completed and found they haven't been billed. The letter will ask the owners to provide documentation as to why they are not on our list of property owners.

Revisit Noise from Shooting Issue

Owners have complained that the shooting has continued recently and is disturbing the peaceful atmosphere of the lake.

Monica McGuiness suggested that there should be a noise ordinance in covenants or regulations. She is concerned that not only is the noise disturbing the quiet atmosphere of the lake but that it will affect property values.

Tom suggested a resolution on all types of noise like the one on recreational vehicles is an option. The concern is how would it be enforced and what the fines would be. Tom will look at the ATV resolution to see if a fine was part of it and the procedures for instituting a noise resolution.

The Board discussed how to proceed and decided that an official letter from the Board would be

sent to the owners regarding the noise. Tom will compose the letter and send it to Board members for review.

Ann will look into other association noise ordinances.

8. Next Meeting:

The next Board meeting will be held on May 2, 7:00 PM at Denise's home, 73 Lakeside Dr.

The Ashford IWWC meeting is on Tuesday, May 1, 7:00 PM, at the Town Hall meeting room (lower level).

8. Adjournment

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

Respectfully Submitted,

Ann Milner

Recording Secretary

April 16, 2018