

**Ashford Lake Property Owners' Association Board Meeting
July 10, 2018
184 Westford Rd, Eastford, CT**

1. Call to Order: Tom Barry

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

Those Board members present were: Tom Barry; Sue Orcutt; Denise Pillion; Harry Marshall; Jason Pufahl; Walt Wassil; and Ann Milner.

Absent were: Don Judson; Lisa McAdam Donegan; Pat O'Leary and Mindy Carpenter.

2. Minutes: Ann Milner

The June 6, 2018 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$47,288.17
Deposits	\$1,400.00
Interest	\$0.76
Payments to: ARB Lawncare \$160 Mowing (Dam & Beach) ARB Lawncare \$260 Mowing (Dam, Beach, Farm Drive & ALD Swales) Town of Ashford \$60 (Lien Filing Fee: 36 Birchwood)	\$480.00
ENDING BALANCE	\$48,208.93

Capital Fund

Beginning Balance - Savings Account	\$58,758.55
Deposits	\$0.00
Interest	\$7.00
ENDING BALANCE	\$58,765.55
Beginning Balance - Certificate of Deposit	\$38,147.98
Interest	\$30.30
ENDING BALANCE	\$38,178.28
Total Capital Fund	\$96,943.83

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (23)	\$28,737.34	68.20%
Current year only (8)	\$4,450.00	10.56%
Current through 3/1/17 (28)	\$8,947.50	21.24%
Total Owed (59)	\$42,134.84	100.00%

2018 Payments

2018 Assessment Total (130 Property Owners, 146.277 Assessments)	\$73,135.33
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2018 Assessments Received

% of Assessment

Paid in Full (71)	\$39,055.33	53.40%
Delinquent Previous plus Current (9)	\$4,600.00	6.29%
Current year only (1)	\$50.00	0.07%
Current through 3/1/18 (28)	\$9,075.00	12.41%
Total Paid (109)	\$52,780.33	72.17%
Payments to prior balances	\$1,025.00	
Total Payments Received in 2018	\$53,805.33	

4. Collections and Billing, Reimbursements, Small Claims, Transfers: Tom Barry

Collections, Liens, and Possible Small Claims

Bills were sent on June 20th to 23 owners who had made no payments in 2018. Attached to some of these bills was a letter informing them there would be possible small claims. Three payments were received as a result.

A lien was recorded for 36 Birchwood since the owner has not made payments recently from a 2015 judgment.

Transfers

39 Westview Dr. was transferred to Custom Design Modular Homes LLC. \$4300 in past fees was paid.

Reimbursement

Tom requested reimbursement for \$50 for the annual filing with the CT Secretary of State. Denise made motion to approve the reimbursement. Jason seconded. All were in favor.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Major Projects

The Board reviewed the major projects quotes and decided on the scope of the work and the expenditure.

It was agreed to use the \$35,000 budgeted for Major Roads Projects, the previously agreed upon \$15,000 from the Capital Fund, and the \$4,300 received from the outstanding payment from the latest transfer for a total expenditure of \$54,000.

The * items below were chosen to complete this year.

Quotes from SAS for 2018 Road Projects

Drainage Improvements: Wentworth Engineering Report

*AREA 1: Corrective Actions (Sunset Beach) **\$15,200**
AREA 2: Corrective Actions *(Paving intersection ALD **\$10,500 paving**
Sunset; Sunset swale remove and replace **\$5,650**
(See diagram for AREAS 1 & 2)
AREA 3: Corrective actions (Campert / Farm Drive) **\$12,000**
(See diagram for AREA 3)
AREA 4; Corrective actions (Westview swale; remove & replace) **\$11,500**
(See diagram for AREA 4)

Dirt Roads: Pot Hole Repairs / Grading

All areas, as needed.

(Except *Upper Lakeside Drive; See below)

Dirt Roads: Improvements & Upgrades

*Upper Lakeside Drive between paved sections. Remove stones sticking through surface, grade, add processed gravel, groom swales. Scoop out sediment from 2 rip rap filter berms. Incl. Repair driveway at 78 Lakeside (Ravenelle) **\$6,000**

Ashford Lake Drive between Sunset & Westview. Remove shoulder. Add processed gravel & grade to get water to enter swale rather than flow down road surface. **\$1,730**

*North end Ashford Lake Drive. Install drain & cross culvert by 88 ALD to correct wash out of road surface. Grade & add material heading northerly to gazebo driveway. **\$1,100**

*North end ALD by entry to walk-through area beyond the lawn. Remove muck; add some processed gravel to improve driving / walking surface. About 50/ 60' x 9'/10' **\$650**

Paved Roads: Improvements & Upgrades

Carry-over Projects from 2017 (Last year's quotes in parentheses):

Ashford Lake Drive (heading north to south):

*1. Replace broken shoulder from speed bump to Pole #33576 by Allevo's driveway. **\$2,800**

*2. Replace +/- 260' of broken shoulder from Lee's driveway to new pavement at curve. **\$6,100**

*3. Replace swale with under drain up to cross culvert. **\$6,700**

*4. Remove and replace cross culvert **\$1,600**

TOTAL: \$17,200

New:

1. Pave milled area on lower Lakeside Drive between paved sections, approx. 300' x 19' wide.

\$13,800

*2. Speed Bump on Sunset Drive; modify speed bump by 26 Ashford Lake Drive. **\$900**

Other Repairs, Improvements & Upgrades

*Add processed gravel along all the shoulders of paved roads where the spring rainstorms washed away the surface and cut paths for water to run. (Base of Hillcrest intersection w/Ashford Road; Lakeside Drive; Farm Drive) **\$900**

*Other dirt road pothole repairs **\$200**

Sue motioned to allocate \$54,000 for mandated drainage improvements and the necessary road repairs and upgrades. Denise seconded the motion. All were in favor.

Environmental Report: Tom Barry

Inland Water and Wetlands Committee Update

At the July 3rd meeting, the Ashford Wetlands Committee approved the ALPOA application for permit. It is a five-year permit.

Phragmites

The phragmites in the water are dead. There are some scattered still on shore areas near the treated areas. The cost of a second application is \$1,760. Tom will contact the company and ask if they will come and do less for less money.

Canada Geese

Some Canada geese and ducks have been observed on the lake.

Water Testing

Microbac Labs is scheduled to test the water at Sunset and East beaches in July & August.

Tree Clean-up

There was a tree down on the lower trail. Mansfield Tree cut and removed it from the road.

Recreation Committee Report: Denise Pillion

July 4th Boat Parade

There was a good turnout for the July 4th Boat Parade.

End of Summer Activity

Denise is working on another possible gathering for the end of the summer.

Communication Committee Report: Ann Milner

Welcome Baskets

Welcome baskets were delivered to 34 Moon Rd., 17 Oakview Dr. and 18 Oakview Dr.

6. New Business

ALD Right of Way Barriers

Owners of property on the Ashford Lake Dr. right of way will be holding a wedding reception in September. They have requested that the barriers on right of way be remove so that cars may access the area. The barriers would be replaced. The Board agreed to this.

7. Next Meeting:

The next Board meeting will be held on September 4th, at 7:00 PM at Ann's home, 86 Ashford Lake Dr. There will be no meeting in August.

8. Adjournment

At 8:05 pm Jason motioned to adjourn and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
July 14, 2018