

**Ashford Lake Property Owners' Association
Annual Meeting
October 6, 2018
Ashford Town Hall, Lower Level Meeting Room**

1. Call to order: Tom Barry

Tom Barry called the meeting to order at 9:05.

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

A total of 18 voting parcels were represented including Board members present and one written proxy.

2. Financial Report: Don Judson

General Ledger

Don then reviewed the 2018 General Ledger as of 10-3-18.

The expectation is to come in under budget depending on snow in November and December. Up to \$15,000 will be used from the capital fund for road projects.

Don also reviewed the delinquencies which are historically the same. Payments have been received from the majority of the community.

The recommendation is to have a similar budget for next year and no increase of fees.

3. Committee Reports

Roads and Grounds: Tom Barry

Tom reviewed roads projects.

On March 6 a letter from the Ashford Inland Wetlands and Watercourses Commission was received regarding a complaint and site visit. A community neighbor complained about storm water issues. Members of the Board met with Ashford IWWC at their April 3rd meeting and received the Commission's report and recommendations. The Board hired Wentworth Civil Engineering who devised a plan with corrective actions that included Sunset Beach, Sunset Dr. swale, Westview Dr. swale, and Farm Dr./Campert Lane intersection. The plan was submitted at the May 8 Ashford IWWC meeting. The Commission approved the plan and required ALPOA to submit an application for a permit at the June Ashford IWWC meeting. The application was approved at the July meeting and the permit was issued

August 8th. The permit is good for five years and the work can be spread out over the five years.

During this process the Board obtained a quote for the required drainage items as well as the yearly road projects. The quote for the required drainage items alone was \$54,000. The Board reviewed the drainage and road work quotes and decided on a total of \$54,000 to be spent this year including up to \$15,000 from the capital fund.

Wetland agent and commission were very understanding and acknowledged that our drainage system was in decent shape but have areas that need addressing.

Unfortunately, the contractor who has been hired has been working on another big project and rain has delayed him. The dirt road issues will be a priority to complete before winter. Then depending on how much time is left this year, additional items on the list will be completed. Sunset Beach is too wet to work on now.

In addition, there was a \$3,000 expense to clear roads from the tornado. Later in the summer, an additional two trees came down on roads. Small trees and brush will be cleared at an additional cost in order for Sunset Beach work to be done.

Beaches

Sand was delivered to Sunset Beach this year. Volunteers moved the sand from near the road to the beach.

Comments from the floor:

-Is the Board budgeting for the future for the wetland corrections since this is a violation and the work is not optional?

Tom explained that depending on what can get done this year, will depend on if we use money from the capital fund. We will be spreading the work out over the years since it is a five-year permit.

-Speed bumps on Sunset Dr. and Ashford Lake Drive are needed.

Tom stated that a speed bump on Sunset is in the budget for the work this year. The remediation at the corner of Sunset and Ashford Lake Dr. will involve a speed bump to divert water into the culvert.

-There are trees growing onto the roads. Before winter, is it possible to clear some of these trees?

Tom replied that on the dirt section of Lakeside Dr. we are planning to cut back the trees that are bending into the road. The shrubs growing into the road on the top of Sunset will be cleared also.

Tom acknowledged that many residents work throughout the year to clear areas along the roads. This work is appreciated and thanked everyone for their volunteer efforts.

-Regarding the Ashford Lake Dr. right of way, this is not technically a right of way since posts are blocking access to the entire road. It was requested that the posts be removed for full access in an emergency.

Tom explained that the original rationale was to prevent people from using four wheelers and tearing it up the area. The Board has discussed opening it up and once the ground is stabilized, two posts will be removed and a chain will be added.

Environmental: Tom Barry

Water Quality

Beach water testing was completed at both beaches in July and August for E.coli. Both results were far below any level of concern.

Canada Geese

ALPOA continues to renew the permit to destroy the eggs and dealt with a nest this year. After the eggs were treated, the pair abandoned nest and left lake.

Invasive Plants:

SoLitude Lake Management was hired last year and sprayed the phragmites in September 2017. The plants were cut back and removed this past spring. The permit was for two years, so SoLitude came back last month to treat what was not reached last year. Glyphosate was not used in the treatments.

Lake Vegetation

ALPOA consulted with DEEP last year about the feasibility of stocking sterile grass carp to control the grass that grows on the lake bottom and floats to the surface in the summer. Someone came out to the lake and took samples of the grass. The Board did not have the financial resources to follow up on this this year. Also, the grass was not as bad this summer as in previous years.

There are cattails growing in places on the lake. These are native plants.

Comment from the floor:

-Could pictures of phragmites be posted on the website or boards.

Tom will have them posted on the website.

Dam: Sue Orcut

Dam Inspection

Last year the dam was inspected by a professional engineer who made recommendations. Don made sure the recommendations were completed. Don and Sue met with the engineer this past winter. He was impressed the work which was done.

There was some suggested bridge repair work that is still to be done; remove rust, repoint the broken concrete, and paint the girder.

Recreation:

The spring cleanup and Fourth of July boat parades were held again this year as well as a Chili Fest.

Community Watch: Tom Barry

Not aware of any issues with crime around the lake.

Received concerns regarding speeding and speed bumps. The Westview speed bump has not deterred any one from speeding.

The State Police can provide assistance with trespassing and beach use by non ALPOA members and guests.

Comments from the floor:

-Renters should be made aware of the proper speed limit around the lake.

-We need to be diligent to keep non-member off the beaches. There used to be beach passes in the past.

-Non-members often leave trash. We try to speak to them, but it is difficult when there are large groups.

-There are kayaks on the lake without passes. We will have serious problems like Coventry Lake down the line. There should be passes on the sign in desk at the annual meeting.

Tom responded that owner who rent should tell renters when they have kayaks available to use and discourage renters from bringing kayaks.

Ann suggested that she can put boat passes in the welcome baskets.

-We need to police ourselves.

-What are the legal consequences for trespassing? There needs to be follow up with police.

-How about providing a renters' information sheet for those renting their homes?

-People need to be reminded to rinse their boats after bringing them to other waterways before they put them back into Ashford Lake.

-The property owner is still responsible for activity on property by renters.

Also, guests must be accompanied by owners when using the beaches.

4. 2019 Assessment

Don recommended that the assessment rate for 2019 remain at \$500 annually. Ron Trotta motioned that the assessment fees remain the same for 2019. Jeremy Edberg seconded the motion. The motion carried with 19 in favor including 2 proxies and 0 opposed.

5. Election of Officers

Tom indicated that 6 Board positions were up for election for a 2-year term and that the incumbents agreed to remain in these positions (Walt Wassil, Denise Pillian, Mindy Carpenter, Ann Milner, and Tom Barry). There are also two vacant positions. Jeremy Edberg was an additional nomination from the floor.

Caroline Trotta motioned to elect the slate of six candidates to the Board. Harry Marshall seconded the motion. All were in favor. There were none opposed.

Comment from the floor:

-It was questioned that the bylaws required 12 Board members. Maybe, the Board should consider changing this in the future.

Tom read the section from the by-laws which states that there are 12 Board members.

6. Discussion of Other Business

-There seem to be a lot of dogs around the lake. Some don't seem to understand that people need to be in control of their dogs at all times. They need to be leashed, and owners need to control their aggression and barking. Would like to ask that the state regulations be put on website.

-When adding sand to the beaches, may attention be paid to quality of sand.

-Is there money in the budget for heavy duty welded ladders on the rafts?
Tom responded that this will be done for next year.

7. Adjournment

A motion was made to adjourn by Rob Trotta and seconded by Jason Pufhal at 10:30.

Respectfully submitted by Ann Milner
November 1, 2018