

**Ashford Lake Property Owners' Association Board Meeting**  
**May 7, 2019**  
**73 Lakeside Dr., Ashford, 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; Harry Marshall; Don Judson; Jason Pufahl; Denise Pillion, and Ann Milner.

Absent were: Sue Orcutt; Jeremy Edberg; Walt Wassil; Lisa McAdam Donegan; and Mindy Carpenter.

Home owner present was: Janet Bellamy.

**2. Minutes:** Ann Milner

The April 2, 2019 Board Meeting minutes were approved as corrected.

**3. Treasurer's Report:** Don Judson

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

Checking Account

Beginning Balance	\$37,259.84
Deposits	\$16,030.00
Interest	\$0.72
Payments to:	
Mansfield Tree Service From Roads (Plowing / Sanding)	
2-20-19 1-3" Plow \$650.00 Sand \$350.00	
2-28-19 1-3" Plow \$650.00 Sand \$350.00	
3-1-19 1-3" Plow \$650.00 Sand \$350.00	\$5,325.00
3-4-19 9-12" Plow \$975.00 Sand \$350.00	
3-10-19 1-3" Plow \$650.00 Sand \$350.00	
Balance Due \$5,325.00	
ENDING BALANCE	\$47,965.56

Capital Fund

Beginning Balance - Savings Account	\$63,826.81
Deposits	\$0.00
Interest	\$7.61
ENDING BALANCE	\$63,834.42
Beginning Balance - Certificate of Deposit	\$38,434.09
Interest	\$30.52
ENDING BALANCE	\$38,464.61
Total Capital Fund	\$102,299.03

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (19)	\$29,341.59	51.37%
Current year only (35)	\$19,875.00	34.80%
Current through 3/1/17 (26)	\$7,900.00	13.83%
Total Owed (80)	\$57,116.59	100.00%

#### 2019 Payments

2019 Assessment Total (131 Property Owners, 147.11 Assessments)	\$73,555.00	
2019 Assessments Received		% of Assessment
Paid in Full (51)	\$27,655.00	37.60%
Delinquent Previous plus Current (1)	\$100.00	0.14%
Current year only (1)	\$275.00	0.37%
Current through 3/1/18 (26)	\$8,100.00	11.01%
Total Paid (79)	\$36,130.00	49.12%
Payments to prior balances	\$1,325.00	
Total Payments Received in 2019	\$37,455.00	

#### 4. Collections, Billing, Small Claims: Don Judson

##### Collections

We have received similar payments and expenses as last year.

##### Billing

Bills were sent to those with no 2019 payments.

No requests for payment plans were received from those who have large balances.

##### Small Claims

Some people reaching threshold to enter small claims.

#### 5. Committee Reports

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

##### Revisit Major Projects Expenditures

Prices for 2019 were received and there were increases from last year. The Board reviewed the projects that were decided upon as priorities for this year, the 2019 budget, and available finances. It was decided to complete the identified projects this year since the prices could go up again next year and some of the projects are mandated improvements. Since these projects are capital improvements, using funds from the Capital Fund is justified.

Tom motioned to allot \$69,650 for mandated and necessary improvements to the roads and drainage as defined by the 2019 Road Projects document.

Ann seconded the motion. All present were in favor.

Don motioned to authorize the use of up to \$25,000 of the Capital Fund to add to the \$45,000 budgeted for major road projects this year. Jason seconded the motion. All present were in favor.

##### Drainage Issues

Owner on corner of Sunset and ALD was sent a letter from the Ashford Wetlands Agent requesting him to do something to correct the drainage issue on his property.

Tom and Jason met with the owner at 26 Ashford Lake Dr. and identified a course of action regarding the swale overflows across the street from her property.

##### **Environmental Committee Report: Tom Barry**

##### Wildlife

Geese have been seen on the lake. No nest has been found.

**Recreation Committee Report:** Denise Pillion and Tom Barry

Spring Clean-Up Day

Spring Clean-Up Day will be Saturday, May 18<sup>th</sup> from 8-12. Projects will include raking the beaches and cleaning swales. Denise will get pizza.

Beaches

Sand is needed for both beaches but decided to just rake the beaches now since the ground is very wet.

One picnic table at Sunset Beach needs to be repaired. One new one will be purchased.

Glen Orcutt offered to put a ladder on the raft at Sunset Beach.

**6. Old Business**

Ashford Rec Department Swimming

Tom spoke with Sherry York who is the Camp Director. An agreement will be made when the town provides ALPOA with insurance documents.

**7. New Business**

Water Quality Monitoring Program (The Last Green Valley & Eastern CT Conservation District)

Janet Bellamy explained that ALPOA has been contacted by Jean Pillo, Watershed Conservation Project Manager for the Eastern CT Conservation District, to participate in The Last Green Valley (TLGV) and the Eastern CT Conservation District's water quality monitoring program of Blue Green Algae. The purpose of the project is to collect data of the current condition of lakes in the Natchaug/Mount Hope/Fenton River watersheds. Jean will be developing a Healthy Watershed Plan that will focus on pollution prevention planning in the greater Natchaug River watershed basin of which Ashford Lake is a part.

For the lake monitoring program, she is seeking volunteer teams that are willing to collect water samples over the deepest part of the lake every two weeks from June-September. The equipment and YouTube demos will be provided, and Jean will also show the teams how to collect the samples. TLGV will collect and analyze the water samples and report back on the findings throughout the summer. At the end of the season, they will present the regional data comparing lakes where this type of data was collected and provide tips on how to keep the lake clean.

Diane Nelson and Janet Bellamy, both from Sunset Dr., are interested in collecting the samples. They are available all summer except for the last two weeks in June.

The Board felt that it was a good idea to take advantage of the opportunity.

Janet also stated that water quality is one of the categories of the Sustainable CT Program of which the Town of Ashford is a participant. This project and the drainage work which will be completed at Ashford Lake will add credits towards the Town of Ashford.

Jean Pillo is also willing to present a septic system maintenance workshop at our annual meeting.

- [Board@alpoa.org](mailto:Board@alpoa.org) email

The ALPOA email is not functioning as intended. It is now a members only email.

Emails from anyone other than Board members are not received. Don will contact Chris Prody to determine how to correct this.

**8. Next Meeting**

June 4<sup>th</sup> at Tom's home; 42 Farm Dr.

**9. Adjournment**

At 8:40 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner  
Recording Secretary  
May 12, 2019