

**Ashford Lake Property Owners' Association Board Meeting
July 3, 2019
53 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; Sue Orcutt; Walt Wassil; and Ann Milner.

Absent were: Jason Pufahl; Denise Pillion; Jeremy Edberg; Lisa McAdam Donegan; and Mindy Carpenter.

Homeowners present were: John and Rosalie Bergeron.

2. Minutes: Ann Milner

The June 4, 2019 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	\$59,824.49	
Deposits	\$850.00	
Interest	\$0.93	
Payments to:		
JCL Lawn Care LLC		
5/18/19 Mowed \$160		
6/1/19 Mowed \$160		
6/2/19 Clean Gravel off Farm Dr/Ashford Lake Dr. \$240		
Total Amount: \$560.00	\$930.00	
6/15/19 Mowed Beach/ Dam/ Farm Drive swale \$210		
6/27/19 Mowed Beach/ Dam \$160		
Total Amount: \$370.00		
ENDING BALANCE	\$59,745.42	
Capital Fund		
Beginning Balance - Savings Account	\$63,854.90	
Deposits	\$0.00	
Interest	\$7.36	
ENDING BALANCE	\$63,862.26	
Beginning Balance - Certificate of Deposit	\$38,530.99	
Interest	\$29.54	
ENDING BALANCE	\$38,560.53	
Total Capital Fund	\$102,422.79	
Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (18)	\$26,871.59	62.12%
Current year only (14)	\$6,736.50	15.57%

Current through 3/1/19 (32)	\$9,650.00	22.31%
Total Owed (64)	\$43,258.09	100.00%
2019 Payments		
2019 Assessment Total (131 Property Owners, 147.11 Assessments)	\$73,555.00	
2019 Assessments Received		% of Assessment
Paid in Full (68)	\$37,655.00	51.19%
Delinquent Previous plus Current (5)	\$1,800.00	2.45%
Current year only (2)	\$413.50	0.56%
Current through 3/1/19 (32)	\$9,850.00	13.39%
Total Paid (107)	\$49,718.50	67.59%
Payments to prior balances	\$1,595.00	
Total Payments Received in 2019	\$51,313.50	

4. Collections, Billing, Reimbursement: Don Judson

Collections

We are within a few hundred dollars for payments and outstanding balances as compared to last June.

Billing

Bills will be sent August 1st.

Reimbursements

Walt motioned to reimburse Ann \$103 for welcome basket materials. Harry seconded the motion. All were in favor.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Roads Update

Work will begin the week after July 4th.

The drain on the Lakeside Dr. path has been replaced.

Tom has asked Jordan to clear the swale on Sunset Dr. and Beach before the drainage work begins. He will clear the vegetation and cart it away to open up the swale.

Environmental Committee Report: Tom Barry

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

Two water samples have been taken.

Beach Water Testing

E. coli testing is scheduled for July 8 and August 12 at both beaches.

Grass Growth in Water

Grass is accumulating on the water again. This seems to be happening earlier this year. Tom will contact DEEP again to arrange to have them determine if grass carp will eat the type of grass we have.

Recreation Committee Report: Denise Pillion and Tom Barry

Beaches

Glen and Sue Orcutt offered to replace the old picnic table at Sunset Beach rather than repair the old one.

Boat Parade

The annual boat parade will be held on July 4th.

Dam Committee Report: Sue Orcott

Bridge Repair

Minor repairs, mainly painting, need to be completed on the bridge. Tom will ask the road contractor if he knows who could complete them.

Communication Committee Report: Ann Milner

Welcome Baskets

A welcome basket was delivered to the new owner of 32 Sunset Dr. Additional Welcome Handbooks have been made for future baskets.

6. Old Business

Board@alpoa.org email

Don is continuing to work with Chris Prody on changing the email from a members only email.

Continued Discussion of Airbnb Issues and Rental Guidelines

Rosalie and John Bergeron voiced their concerns about houses being rented on a weekly basis. Sometimes the renters do not behave appropriately. They notified the homeowner when a renter frequently used foul language. The Board discussed the need to speak with owners who rent their homes on a short-term basis. It was decided to continue the discussion at the next meeting.

Rosalie and John also asked if ALPOA can require the use of life jackets. Tom stated that it is in fact a state law.

Lake Water Used For Hydro Seeding

Last year, a truck was seen on Farm Dr. pumping water from the lake to fill the truck to hydro seed property at the Lakewoods development. Tom wrote and the Board reviewed a draft letter to the developer so they will not repeat the trespass in the future. The Board agreed to send the letter.

7. New Business

Speeding Concerns

Rosalie and John Bergeron also expressed concerns about cars and delivery trucks speeding on ALPOA roads. They asked if more signs and speed bumps could be put in place on Lakeside Dr.. Tom reminded all that the state police have recommended getting the license plate numbers and reporting them to the police. They can then be cited for trespassing if they are not ALPOA residents. Sue described a series of speed bumps which she has seen on a street in the area. Tom will check to see if this is a type that would be appropriate for here.

8. Next Meeting

The next Board meeting will be held on August 6th at Ann's home; 86 Ashford Lake Dr. at 7:00

9. Adjournment

At 8:50 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
July 20, 2019