

**Ashford Lake Property Owners' Association Board Meeting
August 6, 2019
86 Ashford Lake Dr., Ashford, CT**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:15 pm.

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

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

2. Minutes: Ann Milner

The July 2, 2019 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$59,745.42
Deposits	\$2,000.00
Interest	\$1.08
Payments to: Microbac Laboratories \$130 (Beach Water Testing)	
JCL Lawn Care: 7/13 Mowed - Dam, Sunset Beach, Farm Drive \$210 7/16 Sunset Drive swale brush clearing / haul away (2 men) \$420 Total Amount: \$630	\$760.00
ENDING BALANCE	\$60,986.50

Capital Fund

Beginning Balance - Savings Account	\$63,862.26
Deposits	\$0.00
Interest	\$8.66
ENDING BALANCE	\$63,870.92
Beginning Balance - Certificate of Deposit	\$38,560.53
Interest	\$34.84
ENDING BALANCE	\$38,595.37
Total Capital Fund	\$102,466.29

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (17)	\$26,121.59	63.31%
Current year only (12)	\$5,736.50	13.90%
Current through 3/1/19 (32)	\$9,400.00	22.78%
Total Owed (61)	\$41,258.09	100.00%

2019 Payments

2019 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00
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2019 Assessments Received

% of Assessment

Paid in Full (69)	\$39,655.00	53.91%
Delinquent Previous plus Current (5)	\$1,450.00	1.97%
Current year only (2)	\$413.50	0.56%

Current through 3/1/19 (32)	\$9,650.00	13.12%
Total Paid (108)	\$51,168.50	69.56%
Payments to prior balances	\$2,145.00	
Total Payments Received in 2019	\$53,313.50	

4. Collections, Billing, Transfer: Don Judson

Collections

In comparison to last June, there is \$5,000 more in the checking account and \$5,000 more in the capital fund. The payments made are not as good as last year, however we are in good shape in terms of upcoming expenditures.

Billing

Bills will be sent this month to all those who have an outstanding balance.

Transfer

The new owner at 430 North Road is Mitchell Bryan.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Roads Update

The work is almost complete. An Ashford Wetlands representative came to inspect the mandated work on the Sunset swale and Sunset Beach and said it was awesome and exactly what the wetlands commissioner wanted.

An unexpected extra cost was discovered when trying to pave the bottom of Sunset Dr. Another layer of pavement was found under the gravel which had to be removed before the grading could be done. This added an additional \$2,980 to the cost of that project.

The Board discussed options to make up this overage: 1) Omit the paving of lower Ashford Lake Dr. beside the completed drainage work. 2) Approve additional spending. The second option was agreed upon. Harry motioned to spend up to \$4,000 additional from what was originally approved for overages on major projects. Walt seconded the motion. All were in favor.

Reflective signage for the shoulder of road by catch basin at end of Ashford Lake Dr. and road markers are needed at an approximate cost of \$100. Sue motioned to spend \$100 for signage and road markers. Denise seconded the motion. All were in favor.

87 Ashford Lake Dr.

Tom spoke with the builder for the new house at 83 Ashford Lake Dr. They will put in an appropriate apron and drainage for the driveway on Sunset Dr.

Mowing on Roads

Tom will ask Jordan to do more road side clearing. Harry will mow the shoulder on Lakeside Dr.

Environmental Committee Report: Tom Barry

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

Water samples will continue to be taken through September. We have received no feedback yet.

Beach Water Testing

E. coli testing was completed on July 8 and all results were good. (See attached report.) Testing will be completed again on August 12 at both beaches.

Grass Growth in Water

A biologist from the DEEP Fish and Wildlife Division came out to the lake last month. Tracy, Judson and Tom went with him to survey grass. He observed the fish, turtles, and plants and was impressed with quality of the lake. He did not recommend that we use grass carp to control the grass in the water. The carp would eat the type of grass but would also eat other non-invasive grass. The risks would outweigh the benefits. He said the best way to control the grass is to not add more nutrients to the water.

Green Algae

Denise had observed some gunky green algae on her shoreline. This can be treated with pellets in spots.

Purple Loosestrife and Phragmites

Purple loosestrife was observed by the dam and other areas. The flower heads need to be cut off before they go to seed.

Some phragmites were observed.

Animal Life

Fox, heron, osprey, turtles, and water snakes have been observed around the lake which indicate a healthy lake.

Recreation Committee Report: Denise Pillion

Beaches

Ann reported hearing people swimming at Sunset Beach during the night on a couple of weekends last month. The Board discussed safety concerns and posting beach rule signs. Temporary signs will be posted this year regarding no swimming at night.

Beach Stickers

The Board also discussed having beach passes/signs which can be placed on the dashboards of vehicles that park at the beaches. These passes could be mailed with the January bills.

6. Old Business

Board@alpoa.org email

Walt receives the mail and will forward messages to appropriate members of the Board.

7. New Business

Don read a letter from Tracy Judson thanking Tom for being a diligent custodian of ALPOA. (See attached letter.) The Board unanimously agreed.

8. Next Meeting

The next Board meeting will be held on September 3rd at Sue's home; 184 Westford Rd., Eastford at 7:00 pm.

9. Adjournment

At 8:35 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
August 23, 2019



Microbac Laboratories, Inc. - Dayville
CERTIFICATE OF ANALYSIS

D9G0612

Ashford Lake Prop. Owners Assc

Project Name: Ashford Lake

Thomas Barry
 42 Farm Drive
 Ashford, CT 06278

Project / PO Number: N/A
 Received: 07/08/2019
 Reported: 07/10/2019

Analytical Testing Parameters

Client Sample ID:	East Beach (Eastford Side of Lake)	Collected By:	David A. Verdolino
Sample Matrix:	Recreational Water	Collection Date:	07/08/2019 11:14
Lab Sample ID:	D9G0612-01		

Microbiology	Result	Limit(s)	RL	Units	Note	Prepared	Analyzed	Analyst
Method: SM9223 B-1997								
Escherichia coli	3.1	235	1	MPN/100 mL		07/08/19 1646	07/09/19 1652	HEP

Client Sample ID:	Sunset Beach (Ashford Side of Lake)	Collected By:	David A. Verdolino
Sample Matrix:	Recreational Water	Collection Date:	07/08/2019 11:24
Lab Sample ID:	D9G0612-02		

Microbiology	Result	Limit(s)	RL	Units	Note	Prepared	Analyzed	Analyst
Method: SM9223 B-1997								
Escherichia coli	3.1	235	1	MPN/100 mL		07/08/19 1646	07/09/19 1652	HEP

Results in bold have exceeded a limit defined for this project. Limits are provided for reference but as regulatory limits change frequently, Microbac Laboratories, Inc. advises the recipient of this report to confirm such limits and units of concentration with the appropriate Federal, state or local authorities before acting on the data.

Definitions

CT102: Connecticut Department of Public Health - Standards for Quality of Public Drinking Water 19-13-B102
RL: Reporting Limit
SMCL: US EPA Secondary Maximum Contaminant Level

Project Requested Certification(s)

Microbac Laboratories, Inc. - Dayville
 PH-0465

Connecticut Department of Public Health

Report Comments

Samples were received in proper condition and the reported results conform to applicable accreditation standard unless otherwise noted.

The data and information on this, and other accompanying documents, represents only the sample(s) analyzed. This report is incomplete unless all pages indicated in the footnote are present and an authorized signature is included.

Reviewed and Approved By:

Melissa L. Montgomery

QA Officer

Reported: 07/10/2019 17:52

Microbac Laboratories, Inc.

61 Louisa Viens Drive | Dayville, CT 06241 | 860.774.6814 p | www.microbac.com



7/3

Ashford Lake

1

Lab PO: 232817

Frequency
Weekly

Project
Ashford Lake

Description
Weekly

Pickup Date
08-JUL-19

Required By
14-JUL-19

Sampling Point Information

Ashford Lake
22 Lake Side Drive
across street is East Beach
Ashford, CT 06278

Client Information [ASHFRD LAKE]

Ashford Lake Prop. Owners Assc
P.O. Box 36
Ashford, CT 06278

Contact Information

Thomas Barry
c 860-208-4027

Comments: Week of 7/8/19 & 8/12/19

*** 8 HOUR HOLD ** Bring Waders Call Tom if having trouble finding beaches.

East Beach is on Lake Side Dr. Look for ALPOA Signs.

Sunset Beach is (directly across the pond) on Ashford Lake Dr. Look for ALPOA Signs.

Sampling Point	Product	Times/Readings
East Beach (Eastford side of lake)	E. coli by EPA Modified 1603 mTEC	7-8-19 11:14
Sunset Beach (Ashford side of lake)	E. coli by EPA Modified 1603 mTEC	7-8-19 11:24

Chain Of Custody

Sampler/Affiliation: DG. Verdoliva Date/Time: 7/8/19 11:24

Relinquished/Affiliation: DG. Verdoliva Date/Time: 7/8/19 11:00

Received/Affiliation: William Reed Date/Time: 7-8-19 1600

Relinquished/Affiliation: _____ Date/Time: _____

Received/Affiliation: _____ Date/Time: _____

Tracey Kiff-Judson
53 Lakeside Drive
Ashford, CT 06278
August 6, 2019

ALPOA Board of Directors
Ashford Lake Property Owners Association
PO Box 36
Ashford, CT 06278

Dear ALPOA Board of Directors:

I would like to recognize Tom Barry for all his work on Ashford Lake. I know Tom has been actively involved with ALPOA for many years, but I have recently had the opportunity to see him in action. As this year's road work progressed around the lake, Tom actively monitored the progress and quality of the work. He was available to answer questions for both residents and the construction crew. He ensured that the work progressed smoothly and made decisions as necessary to keep the projects moving forward.

I recently also had the opportunity to work with Tom on investigating the potential use of grass carp for vegetation management in the lake. It was apparent that Tom is very knowledgeable about the history of the lake, the plant and animal life in and around the lake, and the desires of members of ALPOA. I was impressed with Tom's concern for the health of the animals that dwell in the lake and for the environment. Tom is truly a diligent custodian of nature.

Tom works hard as the leader of ALPOA, but also in many unrecognized ways behind the scenes. Please share my thanks with Tom for his work for the people and the environment around Ashford Lake, and let him know that his work is greatly appreciated.

Sincerely,

Tracey Kiff-Judson