

**Ashford Lake Property Owners' Association Board Meeting
February 4, 2020
86 Ashford Lake Dr.**

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; Lisa McAdam Donegan; Denise Pillion; Don Judson; Sue Orcutt; and Ann Milner.

Absent were: Jeremy Edberg; and Mindy Carpenter; Jason Pufahl; Paul Stansel; Walt Wassil.

2. Minutes: Ann Milner

December minutes were previously accepted by email and posted on the website.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$12,170.46
Deposits	\$16,950.00
Interest	\$0.27
Payments to:	
Mansfield Tree Service	
Date #of Plows Cost # of Sands Cost Total	\$3,182.47
12/30/2019 1 \$650.00 1 \$350.00 \$1,000.00	
1/8/2020 1 \$650.00 1 \$350.00 \$1,000.00	
1/19/2020 1 \$650.00 1 \$350.00 \$1,000.00	
Total: \$3,000.00	
Ann Milner \$182.47 (Newsletter, Beach Passes, etc)	
ENDING BALANCE	\$25,938.26

Capital Fund

Beginning Balance - Savings Account	\$38,889.24
Deposits Capital Funds Transfer to Checking	
Interest	\$3.29
ENDING BALANCE	\$38,892.24
Beginning Balance - Certificate of Deposit	\$38,757.33
Interest	\$32.81
ENDING BALANCE	\$38,790.14
Total Capital Fund	\$77,682.67

% of Owed

Outstanding Assessments

Delinquent Previous plus Current year (16)	\$29,201.59	36.27%
Current year only (86)	\$49,555.00	61.55%
Current through 3/1/20 (6)	\$1,750.00	2.17%
Total Owed (108)	\$80,506.59	100.00%

2020 Payments

2020 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00
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% of Assessment

2020 Assessments Received

Paid in Full (22)	\$11,500.00	15.63%
Delinquent Previous plus Current (2)	\$580.00	0.79%
Current year only (0)	\$0.00	0.00%
Current through 3/1/20 (6)	\$1,750.00	2.38%
Total Paid (30)	\$13,830.00	18.80%
Payments to prior balances	\$3,120.00	
Total Payments Received in 2020	\$16,950.00	

4. Collections, 2020 Small Claims Planning: Tom Barry and Don Judson

Collections

2020 payments are coming in and most are paid in full for the year. We are in good shape for winter storm payments.

A Wells Fargo representative responded regarding two delinquent accounts. They will help get payments from escrow, but not until a lien is filed.

Small Claims

A notice was included in the January billing to those whose total assessment amount due as of January 1, 2020 exceeds \$1,500. If the full past due amount is not paid, or an arrangement for a formal payment plan is not made by March 1, 2020, ALPOA will file a suit in Small Claims Court for the total amount due plus court costs. Once filed, a suit will not be withdrawn unless the past due amount is paid in full. There have been no requests for payment plans. If there is no response by March 1st, Tom will pursue four owners that are over the limit.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Roads (Preliminary planning & mandated projects)

Westview swale will be completed. Last year's quote was \$11,500.

The Farm Dr project depends on the completion of town work.

Work is being done on the lots on Campert /Farm Dr section of the Lakewoods development. A driveway is being used to access the property that was not the area on subdivision map that will impact Farm Dr drainage problem. Tom will talk with town about putting in a proper driveway.

On Sunset Beach water is still going down the hill and washing out area of sand. Grading and leveling are needed and can be completed when the road work is being done.

On the corner of Oakview and Ashford Lake Dr, a drainage pipe gets plugged up and water is going into the road. It is possible a catch basin may help.

The drainage at the end of Ashford Lake Dr is caving in and plugs up at one end.

If paving is done this year, we could connect Westview to Sunset or Sunset to Birchwood.

Dam Committee Report: Sue Orcutt

Bridge Repairs

Sue received a quote from Mohawk Northeast for blasting and painting the spillway for \$25,000. Sue contacted two bridge painting companies but has not heard back.

Environment Committee Report: Tom Barry

Goose Permit

Tom renewed the annual goose egg permit with the state.

Phragmites / Cattails

Tom received a proposal from SoLitute for phragmites removal for \$1,800. There aren't enough phragmites left but the cattails at spillway need to be removed. Tom will inquire if the permit will also cover cattails.

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

Water test results found no problem at Ashford Lake.

Recreation Committee Report: Denise Pillion

Chili Fest

The dates were set for April 18th for the Chili Fest at East Beach, May 16th for the Spring Clean-up and July 4th for the Boat Parade.

Communication Committee Report: Ann Milner and Sue Orcutt

Welcome Basket

A welcome basket was delivered to the new owners at 72 Ashford Lake Dr.

6. Follow-up on Annual Meeting items

Update on 21 ALD and 436 North Rd.

21 ALD has been cleaned up of vehicles

Mike D'Amato, the new Zoning Enforcement Officer, is still working on the 436 North Rd. situation

8. Next Meeting

The next Board meeting will be held March 3rd at Sue's home, 184 Westford Rd., Eastford.

9. Adjournment

At 8:30 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
February 23, 2020