

**Ashford Lake Property Owners' Association Board Meeting  
April 4, 2023**

**1. Call to Order:** Tom Barry

Tom Barry called the meeting to order at 7:05 PM.

Those Board members present were: Tom Barry, Paul Brown, Judy Campbell, Robin Clapp, Nancy Conlan, Don Judson, Denise Pillion, Ann Milner, and Brent Raymond.

Absent was: Lisa McAdam Donegan, Jason Pufahl, and Sue Orcutt.

Homeowners Present: Robert Campbell, Don Dobbs, Gay McConnell, and Carolyn Trotta.

**2. Approve Meeting Minutes**

Tom moved to accept the March Board Meeting minutes as submitted. Nancy seconded the motion. All present were in favor.

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

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

Checking Account

Beginning Balance	\$52,428.93
Deposits	\$9,416.00
Interest	\$5.13
Payments to: Mansfield Tree Services \$6,675.00 Plowing/Sanding-Dec.-March Wentworth Civil Engineers \$324.00 Drainage Easement Detail DreamHost.com \$17.99 Annual <a href="http://alpoa.org">alpoa.org</a> domain name renewal	\$7,017.99
ENDING BALANCE	\$54,832.07

2023 YTD Spend

Expenses and Projects

\$7,563.31

Capital Fund

Beginning Balance - Savings Account	\$53,956.98
Deposits	\$0.00
Interest	\$2.29
ENDING BALANCE	\$53,959.27
Beginning Balance - Certificate of Deposit	\$40,000.64

Interest	\$33.95
ENDING BALANCE	\$40,034.59
Total Capital Fund	\$93,993.86

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (19)	\$27,281.58	49.80%
Current year only (33)	\$22,400.00	40.89%
Current through 3/1/23 (15)	\$5,100.00	9.31%
Total Owed (67)	\$54,781.58	100.00%

2023 Payments

2023 Assessment Total (133 Property Owners, 146.11 Assessments)	\$73,055.00
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2023 Assessments Received		% of Assessment
Paid in Full (66)	\$42,066.00	57.58%
Delinquent Previous plus Current (9)	\$2,467.94	3.38%
Current year only (3)	\$1,000.00	1.37%
Current through 3/1/23 (15)	\$5,100.00	6.98%
Total Paid (93)	\$50,633.94	69.31%

Payments to prior balances	\$1,100.00
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Total Payments Received in 2023	\$51,733.94	71.30%
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Current Activity

Don reviewed the executive summary and the general ledger. We are collecting money well. We received \$9416.00 in deposits from assessment payments. The expenditures were mainly snow plowing. The outstanding assessments are similar to last year. Some who are delinquent are paying something. We have received 59.01% of the assessments for this year.

The annual federal tax return has been completed.

Reimbursements

Tom motioned to reimburse Ann \$136.97 for basket supplies and the mailing of the Rental Guidelines. Brent seconded the motion. All present were in favor.

**4. Committee Reports**

**Roads and Grounds: Tom Barry**

Update on the status of the Ashford Lake Dr. Drainage Project

The easement documents for 30 Ashford Lake Dr. have been signed and received. Attorney Dennis Poitras will review them.

The abutting property owner of 30 Ashford Lake Dr. has responded and he has no issues with removing the hemlock trees on the border where the pipe will be laid. The trees need to be cut back or removed.

Still awaiting the third bid that was supposed to be received by 3-31-23. The Board is favoring the P. Willis proposal over Justin Cyr's due to the significantly lower price. There will be a special Board meeting after the third bid is received so as not to delay the project.

Campert Lane

The trees have been removed and recently CBYD markings have been noticed. Tom spoke with the Ashford First Selectman who said the work would probably begin by end of the month. The Ashford Town Public Works will be doing all the driveway culverts.

Pothole Repairs

Tom will request a bid for the pothole repairs from the same person who did it last year.

**Environment: Sue Orcutt**

Phragmites

The email notice from SOLitude Lake Management requesting a response for use of emails for future treatment notifications was confusing and unexpected. Many people thought it was spam and deleted it. Sue has been in touch with SOLitude. They will charge ALPOA \$1.50 for each mailed notice. Since two notices will be sent, it could potentially cost ALPOA \$200-\$300.

One homeowner requested that ALPOA provide more notification and information on the treatment. Tom suggested that we could clarify exactly what we are spraying (Imazamox), where it will be used (limited areas) and when (August rather than September). This chemical has to be applied sooner because it takes longer to take affect. We can also direct homeowners as to where they can get more information on Imazamox. ALPOA has an obligation to be transparent with everyone about what we are doing. The Board decided to resend emails and mail to those without email. An email address to SOLitude will be included.

Geese

No nests have been found. There have been groups of geese flying in and out. A pair has also been seen. Brent will put out the bucket for goose droppings and the scoop at the beaches.

**Recreation: Denise Pillion**

### Wine and Beer Tasting

There will be a Progressive Wine/ Beer Tasting Tour on April 28<sup>th</sup>. Denise placed a flyer on Facebook and the website and will make a poster board. Ann will email information.

### Spring Clean Up

The Spring Clean Up will be Saturday, May 20<sup>th</sup>. Denise will have information posted on Facebook and the website. An email will also be sent.

### Boat Racks

A second boat rack is needed at Sunset Beach and one at East Beach. Brent priced out the materials. For a rack that holds 8-10 boats the cost would be around \$300. Sue felt that East Beach is small and there might not be enough room. We also need to enforce that only boats with stickers can use the rack. All boats without stickers will be taken off the rack and be placed to the side. Denise suggested that notes could be placed in the boats with information on how to get a boat sticker. Denise motioned to allocate \$500 for expenses for another boat rack for Sunset Beach. Brent seconded the motion. All present were in favor.

### Picnic Tables

The picnic tables at East Beach are in bad condition. Denise will try to sand and finish them. The seats could maybe be replaced if sanding doesn't work well.

## **Community Watch & Safety**

### Caution Signs

Judy recommended more caution signs where there are drop offs on swales and drainage areas. Judy will mark spots where there are drop offs so a decision can be made.

### Speed Bumps

Speed bumps don't coincide with signage. They are place on the nearest post. The speed bumps need to be painted this spring.

Brent has noticed sediment at the top of Sunset Dr. is running off into the swale and sediment is flowing down into the drainage area. He suggested we could make a bigger speed bump for safety. We also need to stop the sediment from moving down the hill. Paving dirt sections may be a solution. Paul said he brought some material home and filled an area.

Tom noted that there are cracks on hillcrest also that need to be addressed.

## **5. Old Business**

### Implementation of Rental Guidelines

We received comments from one person who felt a couple of guidelines were not strong enough and that more specific definitions of short-term rental and long-term rental were needed.

This person suggested that Guideline #2 use the word *must* provide contact information instead of *should* for notification. Tom motioned to change the word should to must in Rental Guideline #2. Brent seconded the motion. All present were in favor.

It was also suggested that the wording of Guideline #5 be changed from "short-term tenants/ guests *should not be permitted* to bring their own boats, etc." to *are not permitted*. The Board agreed *that should not be permitted* puts responsibility on homeowner not ALPOA and will remain.

Tom recommended that the Short-Term Rental Subcommittee be disbanded because the work is completed. In the future, short-term rental concerns will be dealt with at the Board level. Tom motioned to disband the Short-Term Rental Subcommittee. Brent seconded the motion. All present were in favor.

### Ambulance Service

Carol and Tom met with Eastford's First Selectman. KB ambulance from Killingly has different locations. The nearest to Ashford Lake is in Pomfret. 911 calls go to the Eastford EMT (4 miles away) and to KB Ambulance from Pomfret on Route 44 (8 miles away). The first one to arrive begins service. Eastford EMT (who are volunteers) has the same apparatus but they can't transport. If Pomfret is not available, Ashford will be called as part of mutual aide. The fire chief said the KB Ambulance will take patients to Windham or wherever is needed.

## **6. New Business**

### Fireworks

The Board received a concern about the noise factor from fireworks affecting people and wildlife, and a concern of proximity to homes, especially at East Beach. ALPOA Board of Directors does not sponsor or sanction fireworks. Individuals at their own expense and responsibility have done fireworks.

Robert Campbell asked that If fireworks were set off on ALPOA property, isn't it the liability of ALPOA?

Brent stated that ALPOA's role is to notify authorities.

Judy Campbell, from 21 Lakeside Dr., stated that last year their house was under construction. After the fireworks, there was a good amount of debris on their property. She is concerned that hot debris could damage her property and house. She questioned that allowing fireworks on ALPOA common property is taking a stand and would need a permit as an association.

Brent stated that as a resident, if you have a concern, you have right to call authorities.

Judy stated that she didn't want to take that route if it wasn't necessary but could call the Ashford Fire Department and the police. She said she likes fireworks and asked if it could be moved to a different place.

Brent asked if the Board was changing its policy to be involved or not.

Tom stated that there was no motion to change the policy. APLOA does not let anyone use common areas for fireworks. The topic was brought to the Board for awareness of this concern.

Judy stated that she has no issue with fireworks but is concerned about the close proximity to her home.

Brent stated that it is an issue for an individual property owner to address.

## **7. Next Meeting**

The next Board meeting will be May 2nd on Zoom.

## **8. Adjournment**

At 8:52 PM Tom motioned to adjourn, and Ann seconded the motion. All were in favor.

Respectfully Submitted,  
Ann Milner  
Recording Secretary  
April 25, 2023