

**Ashford Lake Property Owners' Association Board Meeting**

**Zoom**

**April 2, 2024**

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

Tom Barry called the meeting to order at 7:08 p.m.

Those Board members present were: Tom Barry, Paul Brown, Nancy Conlan, Don Judson, Denise Pillion, Diane Preble, Jason Pufahl, and Ann Milner.

Absent were: Robin Clapp, Arta Dobbs, Pat O'Leary and Brent Raymond.

Homeowners Present was: Judy Campbell.

**2. Approve Meeting Minutes**

Tom moved to approve minutes of March Board Meeting as submitted. Don seconded the motion. There were no comments. 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	\$35,170.09
Deposits	\$19,640.00
Interest	\$0.00
Payments to: Payments to: JCL Lawn Care, LLC \$400.00 Fill potholes, haul 3/4" aggregate, & cost of 3/4" aggregate.	\$1,295.14
Jacobs, Walker, Rice & Barry \$780.00 (\$682.50 for Campbell's DEEP complaint re: dam EAP; \$97.50 final GHD Agreement revision)	
USPS \$13.60 Postage for reminder bills	
M&T Bank \$101.54 Credit Card Transaction Processing fees	
ENDING BALANCE	\$53,514.95

2024 YTD Spend

Expenses and projects \$11,866.55

Capital Fund

Beginning Balance - Savings Account	\$34,483.96
Deposits	\$0.00
Interest	\$123.50
ENDING BALANCE	\$34,607.46
Beginning Balance - Certificate of Deposit	\$40,665.99
Interest	\$147.33

ENDING BALANCE	\$40,813.32
Total Capital Fund	\$75,420.78

Outstanding Assessments % of Owed

Delinquent Previous plus Current year (10)	\$16,069.70	40.20%
Current year only (27)	\$17,300.00	43.28%
Current through 3/1/24 (17)	\$6,600	16.51%
Total Owed (54)	\$39,969.70	100.00%

2024 Payments

2024 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,866.00
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2024 Assessments Received % of Assessment

Paid in Full (77)	\$54,626.00	63.62%
Delinquent Previous plus Current (7)	\$2,620.00	3.05%
Current year only (1)	\$100.00	0.12%
Current through 3/1/24 (17)	\$8,545.00	9.95%
Total Paid (102)	\$65,891.00	76.74%

Payments to prior balances	\$0.00
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% of Budget

Total Payments Received in 2024	\$65,891.00	76.74%
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March Activity

The delinquencies have improved significantly. ALPOA's largest and longest standing debtor of over 25 years, has paid their full balance, of over \$4,600. To incent this payment, ALPOA forgave \$420 in accrued late fees. ALPOA will be releasing the lien on their home shortly.

Reminder bills were sent to the 43 property owners that have not paid at least the first half of their 2024 assessment by March 15. We received several payments as a result.

ALPOA's PayPal Account has been closed since the payments through M&T Bank are working well.

Executive Summary

Don reviewed the March Executive Summary. We continued to receive assessment payments; \$10,000 more than March 2023. Receipts along with relatively light spending for the month have allowed the checking balance to

roughly equal the balance as of 3/31/23, even though we started the year low on cash. The Year To Date Spending is somewhat more than last March mostly due to plowing, sanding, and fallen tree removal.

Due to payments from Delinquent and Owing from Current Year Only Property Owners, ALPOA is owed \$39,969.70 by 54 Property Owners. This is 13 fewer owing Property Owners and \$14, 811.88 less in outstanding assessments than last year at this time.

Due to those same payments, ALPOA has received \$65,891 in assessments from 102 of 131 Property Owners, or 76.64% of our annual receipts budget. These are payments from 11 more Property Owners and \$14,157.06 more paid than last year at this time.

#### Delinquencies/Small Claims

Our focused efforts thus far on delinquencies in 2024 seems to be yielding results. In the first three months of 2024, we have received more payments in delinquencies than the whole last year. In January, there were 15 delinquent property owners owing \$29,452.00. There are now 10 property owners owing \$16,000. One has not responded at all to letters sent and a small claims case will be initiated. Two others are responding but have not yet made payments. The remaining seven are paying. Two are on payment plans with recurring credit. The remaining five are paying some money.

#### General Ledger

Don compared the current amount spent for specific line items with the amount budgeted. Spent \$8,400 of the \$25,000 budgeted for snow plowing and sanding. Spent \$1,388.50 of the \$3,000 budgeted for road maintenance. Spent \$60.12 of the \$500 budgeted for administration. Spent \$1,856.59 of the \$5,000 budgeted for legal expenses. (We will be reimbursed \$958.75 for the property owner's portion of the Green Hill Drive Agreement legal fees.) Spent \$13.60 of the \$500 budgeted for communications.

#### Credit Card Payments

Thus far this year 13 Property Owners have paid \$7,865 via credit card (\$3,180 to prior balances and \$4,685 to current balances.) The credit card processing fees thus far are \$147.74.

## **4. Committee Reports**

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

#### Clean Up Day

Clean Up Day will be May 18<sup>th</sup> from 8:00 – 12:00. The rain date will be the 19<sup>th</sup>. Nancy will look into refreshments to be provided. Ann will make a flyer and post on the website, Facebook and email. Tom and Ann will make a list of the items needing to be done that will be posted. People can then sign up for a project. Robin will be asked if a sign-up form can be posted on the website.

#### Prospective Major Projects

- Farm Drive drainage project (an extension on the permit has been granted)
- Areas of Oakview and Ashford Lake Dr swales need improvements
- Finish paving on Ashford Lake Dr. between Sunset and Birchwood

Tom will begin talking to contractors.

### **Environmental: No Chairperson**

#### TLGV Volunteer Water Quality Monitoring

Arta has volunteered to do the water monitoring. Denise will assist. Jean Pillo has their contact information.

#### Canada Geese

Two geese have been seen but they aren't nesting yet.

### **Recreation:**

#### East Beach Picnic Tables

The bases of the tables are sturdy but the tops need replacing. Looking for someone who could do it.

#### Sunset Beach Boat Rack

Brent has a design and knows someone who can build it. The Board discussed ways to manage the use of the racks since the capacity is limited. A notice will be distributed. During clean-up day, all the boats will be taken off. Folks will sign up for a spot on the racks. The slots on the racks will be numbered and people will be assigned a slot. There will be a removal date for the fall. Brent will be asked if he would like to help manage it.

#### Beach Sand

East Beach could probably use new sand. Sunset Beach is too wet to deliver sand at this time.

## **5. New Business**

### Goatscaping

Joshua Barber from 10 Oakview Dr. has made a request of the Board to use goatscaping to remove brush from his yard. He has consulted with his neighbors and they are in agreement. He would hire company who set up electrified fencing and bring the goats for up to a week. ALPOA covenants prohibit for keeping livestock but this is temporary. Nancy suggested making sure the company has liability insurance in case of a bite if the goats get loose. The Board agreed it was reasonable to grant the request with the stipulation of liability insurance.

## **6. Next Meeting**

The next Board meeting will be held on May 7th on Zoom.

## **7. Adjournment**

At 7:57 p.m. Tom motioned to adjourn the Regular Session of the Board meeting and move to Executive Session.

Ann seconded the motion. All present were in favor

Respectfully Submitted,

Ann Milner  
Recording Secretary  
April 7, 2024