

Approved

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

**Zoom**

**April 1, 2025**

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

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

Those Board members present were Tom Barry, Paul Brown, Nancy Conlan, Arta Dobbs, Don Judson, Ann Milner, Pat O'Leary, Diane Preble, and Brent Raymond.

Board members absent were Robin Clapp, Jason Pufahl, and Denise Pillion.

Property owners present were Judy Campbell and Harry Marshall

**2. Approve Meeting Minutes**

Tom motioned to approve the March Board Meeting minutes as submitted. Brent seconded the motion.

All present were in favor.

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

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

Checking Account

Beginning Balance	\$38,315.12
Deposits	\$13,273.00
Interest	\$0.00
Payments to:  JCL Lawn Care, LLC \$435.00 3/18/25 Dig out swale at 52 Lakeside Dr. with excavator, haul away material. Clean debris out of swale across from 57 Lakeside Dr.  \$31.39 USPS Postage for March Bills  M&T Bank \$101.19 credit card processing charges	\$567.58
ENDING BALANCE	\$51,020.54

2025 YTD Spend

Expenses and projects	\$16,580.84
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### Capital Fund

Beginning Balance - Savings Account	\$45,538.44
Deposits	\$0.00
Interest	\$38.70
ENDING BALANCE	\$45,577.14
Beginning Balance - Certificate of Deposit	\$42,351.97
Interest	\$119.56
ENDING BALANCE	\$42,471.53
Total Capital Fund	\$88,048.67

### Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (11)	\$17,718.00	48.69%
Current year only (17)	\$10,300.00	28.30%
Current through 3/1/25 (23)	\$8,375.00	23.01%
Total Owed (51)	\$36,393.00	100.00%

### 2025 Payments

2025 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,866.00
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### 2025 Assessments Received

% of Assessment

Paid in Full (80)	\$52,356.00	60.97%
Delinquent Previous plus Current (6)	\$2,883.00	3.36%
Current year only (3)	\$1,150.00	1.34%
Current through 3/1/25 (23)	\$8,425.00	9.81%

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Total Paid (112)	\$64,814.00	75.48%
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Payments to prior balances	\$0.00	
		% of Budget

Total Payments Received in 2025	\$90,284.75	105.15%	\$64,814.00	75.48%
			\$90,284.75	\$90,284.75
			105.15%	105.15%

### Executive Summary

Don reviewed the March executive summary. He reported that, in March, ALPOA brought in a lot of money and spent very little. The March 2025 balance is very similar to 2024. The receipts and spend are also similar except in 2025 there was more spent on plowing and sanding. The assessments received and owed are similar to last year. Don will continue to work on collecting the outstanding assessments.

### General Ledger

Don also reviewed the general ledger and reported that we are well within budget in all areas.

### Billing

Bills will be sent later this month to those who haven't paid anything this year and those who are delinquent.

### Bank Security Assessment

The security assessment on the website was completed by the bank and ALPOA passed.

## 4. Committee Reports

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

#### Review Observations from Spring Roads Inspection and Preliminary Priority Setting

Pat and Tom completed a walkaround of ALPOA's roads and compiled a list of needs and noted priorities. Areas of worn asphalt should be done before the road deteriorated, and the repair is a greater expense. Tom will ask P. Willis to look at the areas and get pricing as well as recommendations for which places need priority.

Tom and Pat suggested a 5-year plan for overlays on the areas of alligator cracks and to put it into the budget on an annual basis. Most of the driveways don't have hard edges but those that do, will make sure there is proper drainage. Prior to doing an overlay, layers will be built up where needed with a shim course. Rocks that have come to the surface will be popped out.

The dam was paved 25 years ago, and this should be a priority. Sunset was paved 25-28 years ago.

Paul suggested looking into Micro surfacing for low traffic areas. He also suggested crack sealing one year and then micro surface and then again in 5-6 years before paving is needed. This could save some money. Pat will look into micro surfacing. It would be good for long term planning for roads before they get bad. The grassy area of Sunset beach is soggy and wet and needs better drainage. This would benefit many people.

Tom received a proposal of a relatively fair price from P. Willis for grading of the dirt roads of approximately 1,600 square feet. Paul stated that we may need more than three loads of gravel for the

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dirt roads since they are very bad. We could also consider a fine grade road milling for dirt roads. Tom will get a more specific number of square feet and price.

Another area of need is the Ashford Lake Dr project, Phase 2. It would entail completing smaller scale improvements since Phase 1 alleviated most of the problems. The cross culvert is pushing up the road and the concrete over it is cracked and needs replacement.

The pipe at the end of the Lakeside Dr drainage goes under the road and water is flowing into the properties on either side.

Severe icing at the top of Westview Dr. is due to a lack of sun from overhanging branches on the road.

The catch basins need to be cleaned out. This is a priority.

Brent mentioned that the top of Sunset is eroding sand which is traveling down the road. Paving the top of Sunset would be a capital improvement.

### Tree Work

The trees on Birchwood have not been done yet. There is an additional tree that has snapped and is a hazard for falling into the road. Both will be taken care of this week.

### Stop Sign on Hillcrest

Brent suggested installing a flashing light rather than a stop sign. Red flasher heading down towards the dam and a yellow caution heading up from the dam. The flasher could be seen from farther away. The discussion included the need for a power source and the possibility of flashing in someone's house. If a stop sign was used, it could be placed back from the corner so as not to interfere with the driveway at the corner.

Pat motioned to get a quote from P. Willis and, if it comes in between \$3,000-\$6,000, to authorize Tom to make arrangements to proceed with the dirt road repairs. Brent seconded the motion. All present were in favor.

Pat further moved that Tom and Pat proceed to seek bids from P. Willis for Sunset Beach to include a curtain drain, fill, replenish the sand and clean the storm water outfall and come back to the Board for a final approval. While seeking that price, also get a quote for asphalt paving per ton and to initiate getting a wetlands permit. Don seconded the motion. All present were in favor.

Don suggested getting estimates for the other items on the list so we can prioritize and make decisions in the future. Don motioned that Tom and Pat work with P. Willis to get estimates on the other items so we can make future decisions. Nancy seconded the motion. All present were in favor.

## **Environment: Arta Dobbs**

### Canada Geese

Geese have been seen around the lake but there is no evidence of a nest.

### Waterfowl

Various waterfowl have been observed on the lake.

## **Recreation: Diane Preble**

### Boat Rack Assignments

Diane reported that there were five boat rack applications, and they were all for canoes. She will send out emails letting the five know that they can begin to use the racks on May 1<sup>st</sup>. She will also specify that they use the bigger racks for the canoes.

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### Spring Clean Up

Since we may be doing work at the beach, we may hold off on spring clean up there. We will discuss more at the May meeting.

### **5. Next Meeting**

The Next Board Meeting will be held tentatively on Tuesday, May 6th at 7:00 on Zoom. The fallback date is May 13<sup>th</sup>.

### **6. Motion to Adjourn and Open an Executive Session**

At 8:31 p.m. Tom motioned to adjourn the Regular Session and move to Executive Session. Brent seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner  
ALPOA Secretary  
April 21, 2025