

**Ashford Lake Property Owners' Association Board Meeting**  
**73 Lakeside Dr.**  
**August 6, 2024**

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

Tom Barry called the meeting to order at 7:10 p.m.  
 Those Board members present were Tom Barry, Nancy Conlan, Arta Dobbs, Don Judson, Denise Pillion, Pat O'Leary and Jason Pufahl.  
 Absent were Paul Brown, Robin Clapp, Diane Preble, Brent Raymond and Ann Milner.  
 Homeowner present was Don Dobbs.

**2. Approve Meeting Minutes**

Tom moved to approve minutes of June Board Meeting 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 July including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$59,335.46
Deposits	\$2,090.00
Interest	\$0.00
Payments to: JCL Lawn Care LLC 4/15 replace stop sign pole / put sign up \$90  5/7 mowed dam, beach, Sunset swale, Farm Drive swale, swale across from Bergerons \$375  5/17 2 loads bunker sand to beach \$490  5/21 mowed dam, beach, Sunset swale \$230  6/5 mowed dam, beach, Sunset swale, Farm Drive swale, walking path, swale across Bergerons \$375  6/26 mowed dam, beach, Sunset swale \$230  Total amount - \$1,790  Jacobs, Walker, Rice & Barry, LLC \$617.50 Microbac Laboratories, Inc. \$179.00 (Beach Water Test) Paul Brown (Reimbursement) \$42.41(Picnic Bench Repair) Mullen & Mahon \$2,702.00 (D & O Renewal) Staples (debit card) \$8.59 (copies) M&T Bank \$23.20 Credit Card Processing Fees	\$5,362.70
ENDING BALANCE	\$56,062.76

2024 YTD Spend  
Expenses and projects

\$21, 479.49

Capital Fund

Beginning Balance - Savings Account	\$34,822.45
Deposits	\$0.00
Interest	\$123.63
ENDING BALANCE	\$34,946.08
Beginning Balance - Certificate of Deposit	\$41,268.44
Interest	\$149.51
ENDING BALANCE	\$41,417.95
Total Capital Fund	\$76,364.03

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (7)	\$13,283.00	45.97%
Current year only (13)	\$8,330.00	28.83%
Current through 3/1/24 (20)	\$7,280.00	25.20%
Total Owed (40)	\$28,893.00	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 (91)	\$64,584.75	75.22%
Delinquent Previous plus Current (5)	\$1,400.00	1.63%
Current year only (2)	\$2,070.00	2.41%
Current through 3/1/24 (20)	\$9,995.00	11.64%
Total Paid (118)	\$78,049.75	90.90%

Payments to prior balances	\$0.00
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		% of Budget
Total Payments Received in 2024	\$78,049.75	90.90%

Executive Summary

Don reviewed the July Executive Summary. He reported that July was a very good month. We are ahead of where we were this time last year. We received \$2090.00 in assessments. 91/131 assessments are paid in full which is \$8,700.00 ahead of last year. The total owed in outstanding assessments is \$7,439.00 less than July 2023.

Billing

Reminder bills were sent out in July. \$2,100.00 has been received thus far in August.

Data Security Assessment

Don completed and passed the Data Security Assessment to accept credit card payments.

Directors and Officers Insurance

The D & O insurance has been paid for the year.

**4. Committee Reports**

**Roads and Grounds: Tom Barry**

Major Projects

The job is scheduled for the 2<sup>nd</sup>-3<sup>rd</sup> week of August weather permitting. Jordan will be asked to remove the vines first.

Dead Tree Removal

The dead tree in the swale on Birchwood is scheduled to be removed on August 15<sup>th</sup> by Mansfield Tree Services.

Drainage 40 Lakeside Dr

The owner of 40 Lakeside has drainage issues: ponding after heavy rain. Water is coming from other properties down the hill to the swale. He asked if ALPOA would pay for a catch basin on land the Association owns. There is precedent for this. The owner is willing to pay for all else to direct excess water to the wetlands behind his house. The Board discussed the need to see the owner’s plans and to get the appropriate approval. Another option discussed was to avoid the right of way and have all the work done on the owner’s property. Tom will follow up.

**Environmental: Arta Dobbs**

Water Testing

The water at both beaches was tested for E. coli on July 10<sup>th</sup>. The results for both beaches were well under the safe limits. (33.2/235 and 36.6/235) The next testing is scheduled for August 7<sup>th</sup>.

Shoreline Retaining Wall

Arta mentioned that a homeowner posted a question on Facebook about building a shoreline retaining wall to address erosion on his property. Since this is ALPOA’s purview, Tom will contact the homeowner regarding his plans.

**Dam: Pat O’Leary**

Emergency Action Plan

Pat reported that the EAP was completed and accepted by the DEEP. Two years from now the EAP needs to be reviewed and updated. Pat will make an application to reclassify the dam as a Class A dam since there is no danger to anyone downstream. No property except Pat’s could be affected by a dam breach.

**Recreation: Denise Pillion**

ALPOA Potluck Picnic

Denise has scheduled a Potluck Picnic for August 18<sup>th</sup> at Sunset Beach.

Future Events

Denise will follow up on suggestions for classes on making a charcuterie board or sour dough bread.

### Beach Rafts

The rafts and ladders are working well.

### **Community Safety:**

Nothing to report.

## **5. New Business**

### Land Use Proposal

ALPOA has received documentation regarding Bob Zanolungo's request to access his non ALPOA property from Association land.

Option 1: Bob would deed his land to ALPOA, and it becomes part of the Association and then ALPOA would deed it back. This requires 70% of the entire Association to approve. Bob was previously encouraged to go with this option.

Option 2: A new proposal is based on the 1987 Land Use Agreement (Hillcrest Dr.) to access the road for a fee. This option would allow the land (currently accessed only through Ashford Rd.) to be accessed via Lakeside Dr. and one of the "paper roads" to the property which Bob would pay to improve. Additionally, the lot would only be used for one home. A fee like that for Hillcrest would be paid annually and failure to pay would void the agreement. The land would not be part of the Association and would have no lake access or Association rights. The Board discussed possible legal issues that may arise if the property is not a part of the Association, and the new owner decides to subdivide or use the property in a manner not permitted by ALPOA. The decision was to wait to see what Bob decides to do.

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

At 9:00 p.m. Tom motioned to open an Executive Session. Nancy seconded the motion. All those present were in favor.

At 9:10 p.m. Tom motioned to return to Regular Session. Pat seconded the motion. All those present were in favor.

## **New Business (Continued)**

### Amending Minutes

Tom motioned to decline amending minutes and uphold the Cease-and-Desist request going forward; amendments could be added but no changes made. Jason seconded the motion. All those present were in favor.

## **7. Next Meeting**

The next Board meeting will be held on September 3rd at Ann's home, 86 Ashford Lake Dr.

## **8. Adjournment**

At 9:15 Tom motioned to adjourn the meeting. Nancy seconded the motion. All those present were in favor.

Respectfully Submitted,

Nancy Conlin

August 19, 2024