

**Ashford Lake Property Owners' Association Board Meeting
December 7, 2021**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 PM.

Those Board members present were: Tom Barry, Don Judson, Harry Marshall, Paul Stansel, Sue Orcutt, Denise Pillion, Brent Raymond and Ann Milner.

Absent were: Mindy Carpenter, Lisa McAdam Donegan, Jason Pufahl, and Walt Wassil.

2. Approve Annual Meeting & October Meeting Minutes

The November minutes were accepted as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$20,697.74
Deposits	\$2,050.00
Interest	\$0.17
Payments to:	
USPS \$84.00 Annual PO Box fee	
American Pipe & Catch Basin Cleaning \$2,400	
Living Proof Church (Ashford) \$150	\$2,857.00
Eastford Food Bank \$150	
Ann Milner \$73.00 Welcome baskets	
ENDING BALANCE	\$19,890.91

Capital Fund

Beginning Balance - Savings Account	\$43,932.19
Deposits	\$0.00
Interest	\$1.55
ENDING BALANCE	\$43,933.74
Beginning Balance - Certificate of Deposit	\$39,472.10
Interest	\$34.58

ENDING BALANCE	\$39,506.68
Total Capital Fund	\$83,440.42

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (14)	\$18,595.95	82.66%
Current year only (6)	\$2,900.00	12.89%
Current through 3/1/21 (4)	\$1,000.00	4.45%
Total Owed (24)	\$22,495.95	100.00%

2021 Payments

2021 Assessment Total (130 Property Owners, 145.11 Assessments)	\$72,555.00
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2021 Assessments Received

		% of Assessment
Paid in Full (107)	\$60,805.00	83.81%
Delinquent Previous plus Current (8)	\$8,300.00	11.44%
Current year only (2)	\$125.00	0.17%
Current through 3/1/21 (4)	\$1,000.00	1.38%
Total Paid (121)	\$70,230.00	96.80%

Payments to prior balances	\$4,770.18
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Total Payments Received in 2021	\$75,000.18
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Collections and 2022 Billing

Don reviewed the payments and expenditures for November. He also reviewed the year over year comparison of YTD November 2021 and YTD November 2020. We have received 96.8% of what was budget to receive this year. The total owed is similar to last year.

Don will send out the 2022 bills in early January.

Community Donations and Capital Fund Transfer

Don made a motion to make \$150 donations each to the Ashford and Eastford Fire departments.

Tom seconded the motion. All present were in favor.

Tom proposed the \$5,000 transfer from the Operating Fund to the Capital Fund by the end of the year provided the funds are available. Don seconded the motion. All present were in favor.

Small Claims

One suit is pending. There is no hearing scheduled yet. Tom monitors the progress on the state judicial site.

2022 Proposed Budget

Don reviewed the 2022 proposed budget. The biggest change is the increase in Major Road Projects for the Ashford Lake Dr. surveying, engineering plan and drainage work. (See below.) Don made a motion for the Board to accept the 2022 budget as proposed. Tom seconded the motion. All present were in favor.

4. Committee Reports

Roads and Grounds: Tom Barry

The tree removal work on Lakeside Dr., Birchwood Dr., and near the spillway has been completed. An additional tree across from East Beach was also removed for an extra \$250. We are still waiting for the last bill from SAS. Jordan still has some work on the swales on Ashford Lake Dr. to finish.

Recreation: Denise Pillion

About 20 people participated in the Turkey Trot Fun Run on Thanksgiving.

Communication: Ann Milner

A welcome basket was delivered to the new owners of 46 Ashford Lake Dr. A newsletter will be included in the mailing in January.

5. Other Matters

Surveying & Engineering on Ashford Lake Drive

The surveyor has been at the lake. We are now waiting for the survey document which will be sent to the engineer.

Beach Passes

New beach passes will be sent to everyone in the January mailing.

6. Next Meeting:

The next Board meeting will be held on February 1st at 7:00 PM on Zoom. If necessary, a meeting could be held on January 4th.

7. Adjournment

At 8:10 PM Tom motioned to adjourn, and Don seconded the motion.

Respectfully Submitted,
Ann Milner
Recording Secretary
December 9, 2021

Ashford Lake Property Owners' Association (ALPOA)

2022 Budget Updated 12/7/21

	2021 Approved Budget	2021 Actual as of 11/30/21	2020 Over/Under Budget	2022 Approved Budget	Change from 2021 Approved Budget	Notes
Assessments						
No. of Owners	131	132	\$ 1	132	1	Edberg split property and sold
No. of Assessments	145.11	146.11	\$ 1	146.11	1	Edberg split property and sold
\$/Assessment	\$ 500	\$ 500	\$ -	\$ 500	\$ -	Assessment remains at \$500 per parcel for 2022, but it is getting more difficult to operate with flat funding.
Total \$ Assessed	\$ 72,555	\$ 73,055	\$ 500	\$ 73,055	\$ 500	Edberg split property and sold
Income						
Assessments	\$ 65,300	\$ 70,230	\$ 4,931	\$ 68,672	\$ 3,372	2021 Received 94% of approved assessment
Delinquent Received	\$ 7,256	\$ 4,770	\$ (2,485)	\$ 4,383	\$ (2,872)	2021 Received 6% of approved assessment in delinquent collections
Total Assessments	\$ 72,555	\$ 75,000	\$ 2,445	\$ 73,055	\$ 500	2021 Received 100% of current assessment in total
Interest	\$ 5	\$ 4	\$ (1)	\$ 5	\$ -	Removed Capital Fund interest from budgeted income
Total Income	\$ 72,560	\$ 75,004	\$ 2,444	\$ 73,060	\$ 500	1 additional assessment
Carryover from Prev. Year	\$ 25,000	\$ 20,698	\$ (4,302)	\$ 25,000	\$ -	Recommended carryover to cover possible expenses before 2022 funding.
Total Funds Available	\$ 97,560	\$ 95,702	\$ (1,858)	\$ 98,060	\$ 500	2021 income was .5% more than budgeted. 2021 Expenses were 20% under budget
Expenditures						
Snowplowing	\$ 25,000	\$ 11,600	\$ (13,400)	\$ 25,000	\$ -	Based on history + Contingency. If significantly underspent, some surplus can go to road and drainage projects.
Road Maintenance	\$ 5,000	\$ 4,484	\$ (516)	\$ 5,000	\$ -	Based on history
Road Projects (Major)	\$ 40,000	\$ 43,225	\$ 3,225	\$ 60,000	\$ 20,000	Allocating more than usual due to significant drainage project needs.
Dam Mowing	\$ 4,500	\$ 2,726	\$ (1,774)	\$ 4,500	\$ -	Based on history
Dam Maintenance	\$ 500	\$ 2,800	\$ 2,300	\$ 500	\$ -	No inspection required until 2026
Other Maintenance	\$ 2,500	\$ 4,050	\$ 1,550	\$ 2,500	\$ -	Contingency
Recreation/Beaches	\$ 750	\$ 280	\$ (470)	\$ 750	\$ -	Based on 2021
Administration	\$ 1,000	\$ 1,001	\$ 1	\$ 1,000	\$ -	Based on 2021
Communications	\$ 250	\$ 577	\$ 327	\$ 500	\$ 250	Based on 2021 (More transfers and welcome baskets than usual.)
Legal	\$ 250	\$ 116	\$ (134)	\$ 250	\$ -	Based on 2021
Insurance	\$ 8,500	\$ 8,110	\$ (390)	\$ 8,500	\$ -	Based on 2021 + 4% increase
Community Projects	\$ 600	\$ 300	\$ (300)	\$ 600	\$ -	Based on 2021
Total Expenditures	\$ 88,850	\$ 79,269	\$ (9,581)	\$ 109,100	\$ 20,250	Proposing 25% increase in budget based on drainage project need. Will require using capital funds, up to \$35,000 (worst case), depending on other expenses and receipts (cash flow).
Transfer to Capital Funds	\$ 5,000	\$ -	\$ (5,000)	\$ -	\$ (5,000)	If we need to use capital funds in 2022, contributing to the capital fund in 2022 is illogical, but assume contributions will be made in future years to maintain capital fund.
Total funds required	\$ 93,850	\$ 79,269	\$ (14,581)	\$ 109,100	\$ 15,250	More than forecasted cash availability hence the need to use capital funds.
End of Year Balance						
Operating Account	\$ 3,710	\$ 20,698	\$ 16,988	\$ (11,040)	\$ (14,750)	Forecasted overspend of available cash, hence borrowing from capital account.
Capital Funds Account	\$ 88,500	\$ 83,440	\$ (5,060)	\$ 72,800	\$ (15,700)	Reduction of capital account to provide funding for the drainage project.

