

Approved

**Ashford Lake Property Owners' Association Board Meeting
Zoom
December 3, 2024**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:09 p.m.

Those Board members present were Tom Barry, Paul Brown, Robin Clapp, Nancy Conlan, Arta Dobbs, Ann Milner, Jason Pufahl, Diane Preble, Denise Pillion, and Brent Raymond.

Absent were Don Judson, and Pat O'Leary.

Property owner present was Judy Campbell.

2. Approve Meeting Minutes

Tom motioned to approve the November Board Meeting minutes. Denise seconded the motion. Jason abstained. All others present were in favor.

3. Treasurer's Report: Diane Preble

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

Checking Account

Beginning Balance		\$26,073.62
Deposits		\$1,500.00
Interest		\$0.00
Payments to:		
USPS	\$100.00 (P.O. Box renewal fee)	
USPS	\$73.00 (Stamps)	
USPS	\$10.95 (Postage for bills)	
Ashford VFD	\$150.00 (Community Projects)	
Eastford FD	\$150.00 (Community Projects)	
Living Proof Church	\$150.00 (Community Projects)	\$15,386.85
Eastford Food Bank	\$150.00 (Community Projects)	
John Fontanella	\$3,100.00 (Lakeside Drive Trees)	
Mansfield Tree	\$1,500.00 (ALD Trees)	
M&T Bank	\$2.90 (Credit Card Processing Fees)	
Capital Fund	\$10,000.00 (Transfer to Capital Fund)	
	ENDING BALANCE	\$12,186.83

2024 YTD Spend

Expenses and projects	\$69,090.42
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Capital Fund

Beginning Balance - Savings Account	\$35,293.06
Deposits	\$10,000.00
Interest	\$128.36
ENDING BALANCE	\$45,421.42
Beginning Balance - Certificate of Deposit	\$41,873.15
Interest	\$122.15
ENDING BALANCE	\$41,995.30
Total Capital Fund	\$87,416.72

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (6)	\$11,328.00	72.81%
Current year only (7)	\$3,880.00	24.94%
Current through 3/1/24 (2)	\$350.00	2.25%
Total Owed (17)	\$15,558.00	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 (116)	\$85,859.75	99.99%
Delinquent Previous plus Current (5)	\$2,205.00	2.57%
Current year only (3)	\$2,870.00	3.34%
Current through 3/1/24 (2)	\$850.00	0.99%
Total Paid (126)	\$91,784.75	106.89%

Payments to prior balances		\$0.00		
				% of Budget
Total Payments Received in 2024	\$90,284.75	\$91,784.75		106.89%
	105.15%	\$90,284.75	\$90,284.75	
		105.15%		105.15%

Executive Summary

Diane reviewed the executive summary. There is \$18,078.56 more in the Capital Fund than this time last year due to the \$10,000 transfer from the operating account and interest. The outstanding assessments are reduced by \$7,763 from last year. The overall collections are up by \$9,692.47. from this time last year. There is more than adequate capital to cover expenses until we begin receiving the 2025 assessments.

Billing

The final 2024 bills were sent out at the end of November. The 2025 bills will be sent out in early January.

The Board discussed various enclosures that should be included in the mailing; new beach parking passes, boat rack procedures, a note to refer to the website for general ALPOA information and to contact the Board with questions at board@alpoa.com. Tom motioned when the bills are sent out in January 2025, we include the boat rack policy and beach parking passes. Ann seconded the motion. All present were in favor.

4. Committee Reports

Roads and Grounds: Tom Barry

Fall Clean-Up

The fall clean up has been completed by JCL Landscaping and many volunteers around the lake. The swale at the corner of Birchwood and the unpaved side of Ashford Lake Dr. needs to be cleared out rather than just the leaves being blown out. This will be a future project. The tree on Birchwood still has not been removed.

Recreation: Diane Preble

Boat Racks

The proposed boat rack policy was sent to Board members to review prior to the meeting. The Board discussed whether to add the length of the boat to the application, designating one rack for kayaks and one for canoes, and emailing the approval rather than mailing boat rack numbers. Diane will send out the revisions discussed. An area for the pedal boats will be determined in the spring when we work on the beach. The three boats without stickers will be posted on Facebook.

5. Old Business

Request for Association Insurance Policies

ALPOA has received a request for the Association’s insurance policy documents from a property owner and will make the available for examination on December 11th at the Babcock Library.

6. New Business

Properties Changing Hands or Pending

48 Lakeside lot closed and the new owner is prepping the lot to build next spring.

Approved

17 Oakview Dr is a contingent sale.
26 Sunset Dr is under contract pending probate.
21 Westview Lot is under contract.
127 Lakeside Dr's new owner is prepping the to build next spring.

7. Next Meeting

The Next Board Meeting will be held on Tuesday, January 7th at 7:00 on Zoom.

8. Motion to Adjourn and Open an Executive Session

At 7:57 p.m. Tom motioned to adjourn the Regular Session and move to Executive Session.
Nancy seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
January 3, 2025