

Ashford Lake Property Owners' Association Board Meeting

Zoom

February 6, 2024

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:12 p.m.

Those Board members present were: Tom Barry, Paul Brown, Nancy Conlan, Arta Dobbs,

Don Judson, Pat O'Leary, Denise Pillion, Diane Preble, Jason Pufahl, Brent Raymond and Ann Milner.

Absent was: Robin Clapp.

Homeowners Present were: Janet Belamy, Judy Campbell, and Bernie Dubbs.

2. Approve Meeting Minutes

Tom moved to approve minutes of January 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 January including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$690.48
Deposits	\$27,300.00
Interest	\$0.02
Payments to: Mansfield Tree Service \$400.00 Clear storm damage 12-8-23 Jacobs, Walker, Rice & Barry \$650.00 GHD Agreement modifications & revisions USPS \$10.45 Certified Mail R&M docs Amazon \$13.50 5pk Reflectors Mansfield Tree Service \$2,560.00 1-6/7-2024 Plow, Sand x 4 @ \$390 \$1,560.00 JCL Lawncare, LLC \$175.00 1-11-2024 Clear debris ALD & Farm Dr. Jacobs, Walker, Rice & Barry \$390.00; \$292.50 Records request R&M Holdings/Atty. M Arace, \$97.50 GHD Agreement final USPS \$60.12 Certified Mail 12 Small Claims Notices Staples \$26.14 Mailing Supplies R&M Holdings Document Demand M&T Bank \$5.30 Credit Card Processing Fees	\$4,290.51
ENDING BALANCE	\$23,699.99

2024 YTD Spend
Expenses and projects

\$4,290.51

Capital Fund

Beginning Balance - Savings Account	\$34,221.39
Deposits	\$0.00
Interest	\$139.50
ENDING BALANCE	\$34,360.89
Beginning Balance - Certificate of Deposit	\$40,368.07
Interest	\$151.13
ENDING BALANCE	\$40,519.20
Total Capital Fund	\$74,880.09

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (15)	\$29,452.20	37.70%
Current year only (70)	\$47,466.00	60.76%
Current through 3/1/24 (4)	\$1,200.00	1.54%
Total Owed (89)	\$78,118.20	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 (42)	\$26,400.00	30.75%
Delinquent Previous plus Current (3)	\$900.00	1.05%
Current year only (0)	\$0.00	0.00%
Current through 3/1/24 (4)	\$1,200.00	1.40%
Total Paid (49)	\$28,500.00	33.19%

Payments to prior balances	\$0.00
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% of Budget

Total Payments Received in 2024	\$28,500.00	33.19%
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Current Activity

Don reviewed the January Executive Summary. We started the year with a low checking account balance; however, we have already received \$27,300.00 in payments which is ahead of last year. Most are paying in full rather than in two installments.

Don changed the checking account to a non-interest checking account because the bank continued to charge fees which he then had to have reversed. The previous account was only paying .01% interest.

Don is watching the credit card processing fees since the Association is paying them now. So far it seems like more people are paying by check this year.

The majority of the spend is snow plowing. We ended the month with a healthier checking account balance.

The Capital Fund is holding steady and receiving healthy interest.

Payments are a little better than last year but fairly similar. Small claims activity should improve the payments.

Credit Card Payments

Credit card payments have now been changed from PayPal to M&T Bank. Don will close the PayPal account at the end of the month.

2023 Tax Return

In preparing the federal tax return, Don verified that all of ALPOA's common areas are in sync with the town records of Ashford and Eastford. The tax return will be done by the end of February.

Document Request

ALPOA responded to another document demand from R&M Holdings. Expenses continue for document demands.

Small Claims

Certified letters were sent to 12 property owners who are delinquent. (The other 3 who are delinquent are already on payment plans.) They have until March 1st to make payments to be current or contact Don to set up a payment plan. If there is no response, small claims will be filed. So far, we have heard from three. We are in discussion with the largest debtor for a payment plan. We will request that anyone on a payment plan make credit card payments. Jason expressed a privacy concern about the discussion of small claims. He recommended reserving time each month to go into executive session to discuss the small claims to afford privacy to members. The Board agreed. Jason motioned to hold an executive session at the conclusion of each Board meeting for the purpose of discussing financial matters regarding delinquency. Don seconded the motion. All present were in favor. There were none opposed.

4. Committee Reports

Roads and Grounds: Tom Barry

Green Hill Drive Agreement Update

The Green Hill Drive agreement is completed but not signed. The Forbes have had a personal health issue which will delay the agreement being signed.

14 Ashford Lake Drive Underground Utilities

The owners of 14 Ashford Lake Dr. sent a letter to the Board regarding the underground utilities for the home they are building. They prefer to use the pole on their side of street rather than going under the street to the pole across the street. The utility company has an easement which will allow them to run the utilities underground. They will send the certificate of insurance from the contractor who will be digging the trench.

Cattail Removal

The dead cattails will be removed since there is ice on the lake near them.

Dirt Road Conditions

The dirt roads are observed to have been beaten up since they were not frozen when the storms occurred.

Dam: Pat O'Leary

Emergency Action Plan (EAP) Revision Update & Formal Complaint from R&M Holdings

Pat explained that he is a professional engineer in CT and has a strong background with dams. He is volunteering his time to assist with the EAP revision.

ALPOA received a request from the state DEEP regarding ALPOA's EAP, accompanied with a letter by Robert and Judy Campbell. There were a number of misstated facts in letter. Pat stated that ALPOA is in full compliance. There are no deficiencies with maintenance on the dam. The letter suggested that the recent Bozrah dam problem was a result of an EAP not being in place. However, Bozrah was overtopped by flooding since it has many tributaries going into it. It also had many issues that were not addressed in the past. We do not have unaddressed issues with our dam.

An EAP addresses catastrophic events. It includes a notification process to those downstream. The EAP does not impact the safety of the people on the lake. The EAP provides a list of events that would have to be addressed. A sudden rise in water, would require the use of the EAP and require notification. The measure stick at the spillway shows high level flows. The highest marking seen so far is 3 inches. This is nowhere near the bottom of bridge deck.

We are in the process of updating to the new EAP standards. It will be set up so we know what and when it needs to be updated. The Campbells implied that ALPOA considered the revision a low priority and that there was a cost concern. Pat explained that he is working on it with Karl Acimovec, the engineer hired, so it won't cost the Association as much money.

The Campbell's letter misstated that we are a Class B High Hazard dam. We are not. We are a Class B Significant Hazard dam because the downstream pond is not big enough to handle the water in a dam failure and the water would go over north road, as well as the scout camp down from that. Suggesting that the Board is imperiling the safety of the residence of lake is not correct.

Pat asked the President to be recused as a member of the Board and speak as a member of the community. The President granted Pat's request.

Pat stated that we have had a nice community. Sending letter to the DEEP without speaking to the Board first was the type of behavior he would not encourage. If people feel aggrieved, feel free to contact him. He'd like to see people work better as community and not so aggressively.

Janet Bellamy stated that she has been on the lake for 18 years. She stated that there has always been a good update of the dam at the annual meetings.

Pat stated that the first thing that was done when the Association began was to put together a Capital Fund since the dam is the life of the lake.

Tom stated that an engineer inspects the dam on five-year basis and the report is sent to the DEEP. The last inspection was in 2021. The maintenance issues from the 2021 report have been addressed comprehensively. Don added that he has been in receipt of inspection reports and there are always maintenance recommendations such as cutting and trimming trees.

Environmental: No Chairperson

TLGV Volunteer Water Quality Monitoring

Tom reported that Jean Pillo from TLGV Water Quality Management program contacted him about participating in their program. We would have to submit a monitoring plan by the 15th to participate in TLGV program. We were previously involved with cyanobacteria and turbidity last year. Nancy tried to contact Jean for more information. Let Tom know if interested.

Community Watch: Brent Raymond

Brent will contact Robin regarding a link to submit suspicious activity information.

Communication

Ann will deliver a welcome basket to 10 Oakview Dr.

Don reported that the new assessor in Ashford sends monthly report for Ashford Lake. ALPOA records are consistent with the Town of Ashford.

Jason suggested since we have a new website and new board members that we add a link to bios of the Board members. This can be an upcoming topic to discuss.

5. Next Meeting

The next Board meeting will be held on March 5th on Zoom.

6. Adjournment

At 8:20 p.m. Tom motioned to adjourn the Regular Session of the Board meeting. Jason seconded the motion. All present were in favor. Jason motioned to go to Executive Session. Don seconded the motion. All present were in favor.

Respectfully Submitted,

Ann Milner
Recording Secretary
March 5, 2024