

Ashford Lake Property Owners' Association Board Meeting
52 Lakeside Dr/Zoom
January 9, 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, Nancy Conlan, Arta Dobbs,
 Don Judson, Pat O'Leary, Diane Preble, Jason Pufahl, Brent Raymond and Ann Milner.

Absent were: Paul Brown, Robin Clapp, and Denise Pillion.

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

2. Approve Meeting Minutes

Tom moved to approve minutes of Special Budget Meeting and December Board Meeting including the Executive Session as submitted. Nancy 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 December including expenses, outstanding assessments, and year to date payment activity:

Checking Account		
Beginning Balance	\$4,845.99	
Deposits		\$4,545.09
Interest		\$0.42
Payments to:		
Jacobs, Walker, Rice & Barry \$975.00		
Legal Invoice 3782		
JCL Lawncare LLC 12/4/2023		
\$1,620.00 Fall clean-up. Swales on all roads and Sunset Beach		
Diane Preble Reimbursement \$131.50		
stamps for January Bills		
JCL Lawncare LLC 12/27/2023		
\$925.00 Filled potholes with 3/4 aggregate plus haul/compacting. Cut brush in a couple swales.	\$8,701.02	
Blew leaves and debris from storm out of swales on ALD and open up drainage pipe outlet side on ALD ext.		
M&T Bank \$15.00 Account Fee for low balance		
PayPal \$34.52 Credit Card Processing Fees		
\$5,000.00 Repayment of short-term cash flow loan from Capital Fund.		
ENDING BALANCE		\$690.48
2023 YTD Spend		
Expenses and projects	\$116,657.76	
Capital Fund		

Beginning Balance - Savings Account	\$29,116.49	
Deposits	\$5,000.00	
Interest	\$104.90	
ENDING BALANCE	\$34,221.39	
Beginning Balance - Certificate of Deposit	\$40,221.67	
Interest	\$146.40	
ENDING BALANCE	\$40,368.07	
Total Capital Fund	\$74,589.46	
Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (10)	\$17,059.70	85.40%
Current year only (4)	\$2,605.00	13.04%
Current through 3/1/23 (3)	\$311.79	1.56%
Total Owed (17)	\$19,976.49	100.00%
2023 Payments		
2023 Assessment Total (131 Property Owners, 143.11 Assessments for 2024)	\$87,666.00	
2023 Assessments Received		% of Assessment
Paid in Full (115)	\$77,122.25	87.97%
Delinquent Previous plus Current (6)	\$2,370.00	2.70%
Current year only (3)	\$825.00	0.94%
Current through 3/1/23 (3)	\$1,600.00	1.83%
Total Paid (127)	\$81,917.25	93.44%
Payments to prior balances	\$4,720.12	
		% of Budget
Total Payments Received in 2023	\$86,637.37	99.51%

Current Activity

Don reviewed the December account activity. There is quite a bit less in the operating account compared to this time last year. However, we received more payments than usual for December. Additional bills were sent out this year which might have made an impact. \$5,000 of the payments was the repayment of the loan taken from the capital fund savings account last month. There was an Account Fee from M&T Bank for a low balance, but Don spoke with the bank and the fee was refunded since we have multiple accounts with the bank. We have already begun receiving assessment payments for 2024, so the operating account December balance does not reflect what is currently in the account. Most of the \$116,657.76 spent in 2023 was for the Ashford Lake Dr. (ALD) drainage project.

The Capital Fund is where we expected since we planned on using some of these funds for the ALD project. We are receiving higher monthly interest payments since Don changed the accounts to ones with higher yields.

The outstanding assessments and payments are very similar to 2022. 17/131 property owners owe \$19,976 which is similar to last year. We have received assessments from 127 property owners. There were not as many payments to prior balances as last year. Tom, Don and Diane have already spoken about filing small claims in 2024.

General Ledger- December 2023 Actual

Don reviewed the variance analysis report of the December 2023 General Ledger. (See below)

The revenue received was what was expected. The expenses were \$11,957 over budget. Snowplowing was \$17,250 under budget due to a light snowfall last year. The Roads/Major projects was \$10,450 over budget. Since the snowplowing was under budget, the Board decided to do some needed road work when the contractor was on site. The Insurance was \$3,434.56 over budget. This was due to a 22% Liability Insurance increase and adding a separate Directors and Officers Insurance policy. Legal costs were \$7,952.00 over budget. There were three major items attributed to this: \$4,893 for requests and complaints from a property owner, \$2,269 for an easement for the ALD project, and \$1,625 for Green Hill Dr. (GHD) agreement. ALPOA will be reimbursed for a portion of the GHD legal costs. The total payments were \$11,957 over budget. When the \$5,000 repayment of the Capital Fund loan is deducted, we are \$6,957 over budget for the year. The total impact of the many requests and complaints from a property owner was \$8,327. The total payments would have been \$1,370 under budget if not for the impact of these requests and complaints.

Billing

The 2024 bills went out. Late fees were assessed for those with account balances as of 12/31/23. The Pay Dues button on the website was changed from PayPal to M&T Bank. This was done because there are less fees and it is easier since the money is swept into our account the next day. An additional note was added to the bills explaining that ALPOA would prefer payment by check since ALPOA now pays the fee.

2023 Tax Return

Don will file the 2023 tax return soon.

Recognition

Tom recognized that the work Don does is not easy. Don does an incredible job taking care of our finances.

Green Hill Dr.

A property owner has requested using Green Hill Drive as part of their driveway. They said they will pay for expenses to arrange it to happen. ALPOA needed to enter into an agreement which included the use of an attorney. The owner offered to draw up the draft since he was an attorney. Our attorney did not find it adequate. The owners agreed to pay for a couple of hours for our attorney to make it acceptable. There were a few sticking points, so it has taken more than a couple of hours. The final agreement is not yet completed.

Janet Belamy asked where Green Hill Drive was. Tom explained that it is a paper road off Lakeside Dr.

Janet asked if it was owned by ALPOA. Tom replied yes and that ALPOA will retain ownership. This will be setting a precedent about how these paper roads can be utilized. So that in the future, if anyone wants to use unimproved roads, it will be at their expense.

Document Request

We have received another document demand from the same property owner. To mitigate the cost, Tom and Don wrote the response and had the attorney review the letter.

4. Committee Reports

Roads and Grounds: Tom Barry

Future Drainage Areas of Need

Tom reported that the ALD major project improvement has worked as designed and completed with the storms we have had this year. However, there are a few areas he has observed since the last snow/heavy rain storms that will need to be considered in the spring.

A Westview Dr. owner has shown Tom that his property, on which he has done some extensive drainage work, is taking on water from three other properties. Some work could be done on the swale on Oakview Dr. which could help.

On ALD, in area of Phase 2, between the Dyer's and Allievo's, water is coming down the hill and dumping sediment into the swale. This might need to be addressed.

The Farm Dr catch basin is filling with sediment and will have to be addressed.

Dam: Pat O'Leary

Pat reported that he is working with Karl Acimovic on the EAP and it will be completed in the next three to four months. Pat is trying to keep costs down, so he is doing some of the work for him.

Environmental: No Chairperson

Tom reported that he will have the cattails cleared when the lake freezes.

Community Watch: Brent Raymond

Brent reported that one incident in an unlocked car was reported on Facebook.

Communication: Ann Milner

The Board discussed the necessity of a 2024 newsletter. It was decided that since the website has been redesigned and that most of the newsletter information is on the aploa.org website, there will not be a newsletter this year.

5. Next Meeting

The next Board meeting will be held on February 6th on Zoom.

6. Adjournment

At 8:00 p.m. Jason motioned to adjourn. Ann seconded the motion. All present were in favor.

Respectfully Submitted,

Ann Milner
Recording Secretary
October 7, 2024