

Approved

Ashford Lake Property Owners' Association Board Meeting
Zoom
January 7, 2025

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

There were no Board members absent.

Property owner present was Judy Campbell.

2. Approve Meeting Minutes

Tom motioned to approve the December Board Meeting minutes. Nancy seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$12,186.83
Deposits	\$1,780.00
Interest	\$0.00
Payments to:	
Mansfield Tree Service \$3,745 Plowing and Sanding	
JCL Lawncare \$5,785 Mowing and maintenance June to December	\$9,879.45
Ann Milner \$86.55 Printing of bill inserts	
Jacobs, Walker, Rice & Barry \$260 Legal Fees	
M&T Bank \$2.90 Credit Card Processing	
ENDING BALANCE	\$4,087.38

2024 YTD Spend

Expenses and projects	\$78,969.87
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Capital Fund

Beginning Balance - Savings Account	\$45,421.42
Deposits	\$0.00
Interest	\$43.47
ENDING BALANCE	\$45,464.89
Beginning Balance - Certificate of Deposit	\$41,995.30
Interest	\$118.55
ENDING BALANCE	\$42,113.85
Total Capital Fund	\$87,578.74

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (6)	\$10,948.00	74.59%
Current year only (6)	\$3,490.00	23.78%
Current through 3/1/24 (2)	\$240.00	1.64%
Total Owed (15)	\$13,678.00	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 (117)	\$87,539.75	101.95%
Delinquent Previous plus Current (5)	\$2,585.00	3.01%
Current year only (2)	\$1,870.00	2.18%
Current through 3/1/24 (2)	\$1,750.00	2.04%
Total Paid (126)	\$93,564.75	109.18%

Payments to prior balances	\$0.00
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% of Budget

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Total Payments Received in 2024	\$93,564.75	108.97%
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2024 Year in Review

Don reviewed the notable financial accomplishments from 2024.

- ALPOA collected over \$93,000 on a total annual assessment of \$85,866.
- Delinquent assessments have been reduced by almost \$7,000.
- The capital fund has been increased by nearly \$13,000.
- Expenses were approximately \$10,000 under budget.
- ALPOA is carrying \$4,000 of operating capital into 2025.

Executive Summary

Don reviewed the December executive summary including assessments received and expenses. There are 15 property owners owning \$14,678 which is lower than last year.

There is a 12/20/24 miscellaneous invoice from legal for \$1,365 which needs to be paid.

Billing

The 2025 bills have been mailed.

Resale Certification

The process for resale certificates has been refiled with both towns.

4. Committee Reports

Roads and Grounds: Tom Barry

Plowing and Sanding

There were some small storms that required plowing and sanding. Some of the dirt roads had some typical damage due to plowing which will need addressing in the spring.

There was a request from a property owner that the plow not dump snow at the corner of Hillcrest and Lakeside on the owner's property. Tom has spoken with the snow-plow contractor. They will do what they can, but it is hard not to use the area for big storms.

Stop Sign Request

There has been a request to put stop sign on Hillcrest heading towards the dam at the intersection of Hillcrest and Lakeside. The Board discussed the pros for a stop sign as well as the need for identification that it is a two way stop and that the oncoming traffic up the hill does not stop. The sign will be ordered and installed when there is a thaw.

Environment: Arta Dobbs

Water Quality Monitoring

Arta reported that the DEEP has launched a new app for recording the lake observations so the observations Arta has made from Ashford Lake should be showing on the app soon. Arta will continue to collect the data in 2025 and hopefully training other volunteer data collectors.

Beach Water Testing

The cost of the beach water testing is increasing 10%.

Recreation: Denise Pillion

East Beach Raft

Due to the recent high winds and higher water level, the raft at East Beach has dislodged from the beach and floated towards the Cayes shore. The Cayes and the Trotts are monitoring it. The ice is making it difficult to move. The ladder should be strong enough for it to be tied to a tree in the meantime.

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Game Night

There will be a Game Night at the Pillion's on January 25th.

Community Watch and Safety

Speeding Truck

Paul has observed a grey Silverado traveling very fast down Sunset on a number of occasions. A plate number will try to be obtained.

5. Next Meeting

The Next Board Meeting will be held on Tuesday, February 4th at 7:00 on Zoom.

6. Motion to Adjourn and Open an Executive Session

At 7:37 p.m. Tom motioned to adjourn the Regular Session and move to Executive Session. Jason seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
January 10, 2025