

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

July 7, 2026

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:01 p.m.

Those Board members present were Tom Barry, Nancy Conlan, Arta Dobbs, Don Judson, Ann Milner, Denise Pillion, Diane Preble, and Jason Pufahl.

Board members absent were Robin Clapp, Pat O'Leary and Brent Raymond.

Property owner present was Judy Campbell, Ashley Ravenelle, and Kyle Ravenelle.

2. Approve Meeting Minutes

Tom motioned to approve the June Board Meeting minutes. Jason seconded the motion. All Board members present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$36,531.07
Deposits	\$975.00
Interest	\$0.00
Payments to: M&T Bank \$5.50 Credit card Processing Fees Home Depot \$94.37 Speed Bump Paint Tennent Tree Service \$3,200.00 Tree removal near wires on Westview CT Secretary of the State \$50.00 Annual Business Filing	\$3,349.87
ENDING BALANCE	\$34,156.20

2026 YTD Spend

Expenses and Projects	\$ 37,361.79
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Capital Fund

Beginning Balance - Savings Account	\$65,134.50
Deposits - Sales of Lakeside ROW and Laurel Dr	\$0.00
Interest	\$42.84
ENDING BALANCE	\$65,177.34
Beginning Balance - Certificate of Deposit	\$44,181.47

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Interest	\$128.89
ENDING BALANCE	\$44,310.36
Total Capital Fund	\$109,487.70

Outstanding Assessments	% of Owed	
Delinquent Previous plus Current year (6)	\$11,031.53	39.53%
Current year only (16)	\$9,355.00	33.52%
Current through 3/1/26 (21)	\$7,523.43	26.96%
Total Owed (43)	\$27,909.96	100.00%

2026 Payments

2026 Assessment Total (130 Property Owners, 142.11 Assessments)	\$85,266.00
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2026 Assessments Received

Paid in Full (87)	\$57,486.00	67.42%
Delinquent Previous plus Current (1)	\$600.00	0.70%
Current year only (5)	\$1,908.00	2.24%
Current through 3/1/26 (21)	\$9,336.57	10.95%
Total Paid (114)	\$69,330.57	81.31%

Payments to prior balances	\$0.00
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	% of Budget	
Total Payments Received in 2026	\$69,330.57	81.31%

Executive Summary

Don reviewed the June 2026 Executive Summary. He reported that we are in a very similar position to last year at this time. There is plenty of cash to operate with. Most of the money spent this month was for tree removal on Westview Dr. The majority of the extra spend over last year is due to snow plowing. The Capital Fund is growing because of the property sales. What we are owed is similar to last year. The assessments collected were \$3,000 less than last year at this time. We have received 81.31% of what was budgeted to receive. Bills will be sent out at the end of July to those who owe for the current year and past years.

General Ledger

We are approximately \$3,700 over budget for Snow Plowing and \$6,549 over budget for Road Maintenance. Roads Projects is \$24,00 under budget. We are spending judiciously.

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4. Committee Reports

Roads & Grounds: Tom Barry

Line and Speed Bump Painting

Line striping is partially done. The speed bump paint has been purchased and given to Rob Trotta.

Westview Tree Removal

The two trees on Westview were removed. Don observed the removal and felt that we were given a fair price. There were four trucks and six guys working on the project from early morning until around 2:00.

Lakeside Speed Bump

Jordan looked at the hole in the speed bump on Lakeside Dr. It doesn't involve drainage so he will repair it the next time he is out here.

Sunset Beach Project

Tom wants to move forward in obtaining the permit. The proposal from P Willis Construction from last year was \$12,950.

Environment: Arta Dobbs

Canada Geese

Geese with one gosling were observed in June but not in the past week.

Snapping Turtle

A snapping turtle expired. A fishing lure seemed to be the cause.

Beach Water Testing

Microbac will test the water at Sunset and East Beaches on July 16th between 12:00-3:00 and August 20th between 12:00-3:00.

Recreation: Denise Pillion

4th of July Boat Parade

Denise reported that there were many participants in the boat parade. The weather cooperated.

Possible August Events

Denise is working on possibly a Summer Potluck and Fishing Derby.

Community Safety

E-Bike Safety

There are still some concerns about kids speeding on e-bikes.

4-Wheelers

Two 4-wheelers were riding on lake roads on July 4th.

5. Old Business

Status of ALPOA Property Sales

The Forbes' sale is complete.

The Dubbs' sale is complete.

The Trotta's sale is complete.

There has been no change on the Cayes.

Update on 40 Lakeside Drainage

Tom communicated with Spencer from P Willis Construction requesting a proposal for the remedy to be sent to the homeowner. The homeowner has not received anything yet.

58 Ashford Lake Dr Fence

The owner of 58 Ashford Lake Dr emailed the Board regarding installing a post and beam fence along the side of her property. Tom has made multiple attempts to respond with the Board's

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response from last month to the homeowner through email and phone but has been unsuccessful.

6. New Business

Paper Road Purchase Proposal

Kyle and Ashley Ravenelle asked the Board to consider selling the paper road parcels adjacent to their property, specifically Maple Drive and the portion of Hickory Drive that abuts their property for \$5,000. They would cover the survey and attorney costs. This proposal is similar to the Forbes' proposal in terms of the size of the property and the offer. A Special Homeowners Meeting is not necessary as previously indicated by ALPOA's attorney. The other abutting homeowner still needs to be contacted to determine if they have any interest in purchasing the property. Tom motioned that the Board accept the proposal from Kyle and Ashley Ravenelle to purchase Maple Drive and the remaining portion of Hickory Drive that abuts their property with the provision that we contact the abutting owner to see if they have any interest in the property. Don seconded the motion. All Board members present were in favor.

7. Next Meeting

The next meeting will be August 4th at 7:00 on Zoom.

8. Adjournment

Jason motioned to adjourn the General Board meeting at 7:42 p.m. Ann seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
July 15, 2026