

Ashford Lake Property Owners' Association Board Meeting
June 1, 2021
Via Zoom

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:05 pm.

Those Board members present: Tom Barry; Harry Marshall; Lisa McAdam Donegan; Sue Orcutt; Brent Raymond; Walt Wassil and Ann Milner.

Those absent: Mindy Carpenter; Don Judson; Denise Pillion; Jason Pufahl and Paul Stansel.

Association Members present: Bernie Dubb; Brian and Michelle Goslin; and Kristin Mozeiko.

2. Minutes: Ann Milner

The May minutes were accepted as submitted.

3. Treasurer's Report: Don Judson

Below is an executive summary of our account activity for May including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$70,056.31	
Deposits	\$706.00	
Interest	\$0.52	
Payments to:		
Thomas Barry \$162.25 Signs		
SOLitude \$925.00 Deposit / Phragmites		
Mansfield Tree \$1,500 Lakeside Dr. & R-O-W		
Take down 5 Hemlock trees		
Top Ash tree		
Cut up and chip fallen Poplar Tree		
Take down dead Ash tree		
Lindon Tree \$700 East Beach tree removal	\$3,287.25	
ENDING BALANCE	\$67,475.58	

Capital Fund

Beginning Balance - Savings Account	\$43,923.43	
Deposits	\$0.00	
Interest	\$1.35	
ENDING BALANCE	\$43,924.78	
Beginning Balance - Certificate of Deposit	\$39,275.96	
Interest \$30.11		
ENDING BALANCE	\$39,306.07	
Total Capital Fund	\$83,230.85	

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (16)	\$21,020.95	57.63%
Current year only (16)	\$8,257.55	22.64%
Current through 3/1/21 (24)	\$7,200.00	19.74%
Total Owed (56)	\$36,478.50	100.00%

2021 Payments

2021 Assessment Total (130 Property Owners, 147.11 Assessments)
\$72,555.00

2021 Assessments Received

4. Collections, Small Claims, Property Transfers and Reimbursement: Don Judson

Collections

Tom reviewed the executive summary. Assessment payments have slowed down but are on track with previous years. We have ample resources to do what we need to do.

Small Claims

A small claims suit will be filed against one delinquent party owing \$2,650. The three tenants in common were all notified by certified mail. A reply was received by one. We have to give proof of notice before we can actually file. Notices will be resent to the two we haven't heard back from and get proof of delivery which will satisfy the court.

Property Transfers

52 Lakeside Dr. has transferred.

5. Committee Reports

Roads and Grounds: Tom Barry

2021 Major Projects & Repairs

Major projects by SAS will probably start next week.

The swale at the top of Sunset Dr. where the owner removed bushes and put up a fence needs grading and seeding. Tom will get a quote for this additional project cost. Trap rock could be used in the future.

Lakeside Work for New Swale

A dead hemlock was found. It will cost between \$900-1000 to remove it. Brent motioned to expend approximately \$1,000 to remove the tree. Walt seconded the motion. All present were in favor.

Maintaining North End of ALD

The owner of property at the north end of Ashford Lake Dr. has notified ALPOA that he will not pay the assessment since the property is not accessible. He has proposed fixing the road and receiving a discount on his assessment. Don sent a reply stating the assessment is owed and that ALPOA will fill the area with processed gravel.

When the Ashford Wetlands representative was here, Tom spoke with him about our plans. He said our contractor will have to send a list of the materials that will be used and the plan for the repair. We will also need to go through the permit process. Tom will speak to SAS.

Mowing and Cleaning

JCL Lawn Care did work mowing, cleaning swales and cleaned out the toe drains at the dam.

Campert Lane

Met with Ashford First Selectwoman Catherine Silver-Smith, public works representative and wetlands representative. The Town will put pipe under the Campert Lane driveway, so water won't go in road on Farm Dr. The Selectwoman will speak with the subdivision developer about putting in proper driveway entrance but can't require them to do it until they actually begin to build.

Lakeside Right of Way

Brian and Michelle Goslin stated that last winter they asked if the Lakeside Right of Way icing issues could be addressed. They would like to walk through with the contractor to discuss options for future projects.

Environment: Tom BarryCanada Geese

There are now 2 geese and five goslings on the lake! Tom will get a bucket and Brent will get a scoop to clean up the waste at Sunset Beach.

Phragmites Treatment

Phragmites are popping up in places where we didn't do a second spraying yet. Tom would like to contact owners who have the phragmites on their properties to not to cut them down this summer. They will spread by their roots and also won't be able to be sprayed.

Dam: Sue Orcutt and Don JudsonUpdate on Engineer's Site Visit & Reports

Karl Acimovic suggested installing a fountain in the lake for aeration to prevent blue green algae. Sue has been trying to contact SOLitude Lake Management about an aerator for the lake, but no one has returned her calls.

Sue contacted the contractor regarding the concrete repair on the bottom of the spillway but has not received a quote yet.

Trees at the spillway were taken down.

Toe drains were unplugged, and the water is draining from both pipes.

Community Watch & Safety: Tom Barry

Summer weather information was posted on website.

Communications: Ann MilnerWelcome Baskets

A welcome basket has been delivered to 3 Lakeside Dr.

Recreation: Denise PillionBeach Rafts

The rafts need to be put in water. Brent and the Trotta's have volunteered to help.

Boat Rack

Glenn Orcutt has priced the materials for more racks, but the price of wood has made it more expensive. Tom suggested using two 6x6 posts cemented into the ground and attach hooks for kayaks. Then use the racks for canoes and bigger boats. Brent would like to speak with a neighbor who has offered to help before a decision is made.

4th of July

The 4th of July Boat parade will be at 6:00 pm on Sunday, July 4th. Denise will post the sign on Hillside.

6. Other Business3 Lakeside Dr.

Kristin Mozeiko thanked ALPOA for the welcome basket.

They are planning on putting an addition on their home and planting a hedge on the road side.

They wanted to notify the Board and obtain any approvals needed. Tom responded that anything that is approved by the Town and Zoning is alright with the Association. The hedge would need to be set back from the road to leave a 50-foot-wide road.

7. Next Meeting

The next Board meeting will be held at 7:00 on July 6th at Ann's home, 86 Ashford Lake Dr.

8. Adjournment

At 8:15 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
June 30, 2021