

**Ashford Lake Property Owners' Association Board Meeting
June 6, 2023**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:03 PM.

Those Board members present were: Tom Barry, Paul Brown, Judy Campbell, Robin Clapp, Nancy Conlan, Don Judson, Denise Pillion, Jason Pufahl, Sue Orcutt, Ann Milner, and Brent Raymond.

Board member absent: Lisa McAdam Donegan.

Homeowners Present: Bernie Dubb and Erica Backmann.

2. Approve Meeting Minutes

Tom moved to accept the May Board Meeting minutes as submitted. Don seconded the motion.

All present were in favor.

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	\$62,425.10
Deposits	\$6,900.00
Interest	\$6.23
Payments to: Wentworth Engineering \$245.00 Filing Mylars Lowe's \$15.38 Painting Supplies Mansfield Tree Service \$3,875.00 Total 3-15-23 \$1075.00 (Plow \$700 Sand \$375) 5-3-23 \$2800.00 Clear Hemlock hedge row for drainage, Chip brush, Haul wood, Remove Ash tree and 3 Pines roadside	\$4,161.84
ENDING BALANCE	\$65, 169.49

2023 YTD Spend

Expenses and Projects

\$11,862.12

Capital Fund

Beginning Balance - Savings Account	\$53,961.34
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Deposits	\$0.00
Interest	\$2.44
ENDING BALANCE	\$53,963.78
Beginning Balance - Certificate of Deposit	\$40,067.48
Interest	\$34.01
ENDING BALANCE	\$40,101.49
Total Capital Fund	\$94,065.27

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (17)	\$24,294.79	60.50%
Current year only (13)	\$8,750.00	21.79%
Current through 3/1/23 (20)	\$7,111.79	17.71%
Total Owed (50)	\$40,156.58	100.00%

2023 Payments

2023 Assessment Total (133 Property Owners, 146.11 Assessments)	\$87,666.00
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2023 Assessments Received		% of Assessment
Paid in Full (83)	\$52,866.00	60.30%
Delinquent Previous plus Current (9)	\$3,125.00	3.56%
Current year only (1)	\$250.00	0.29%
Current through 3/1/23 (20)	\$8,000.00	9.13%
Total Paid (113)	\$64,241.00	73.28%

Payments to prior balances	\$2,117.94
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Total Payments Received in 2023	\$66,358.94	76.22%
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Current Activity

Don reviewed the May executive summary and the general ledger. We started the month with more cash than last year at this time. We also received more payments in May than last year. The expenses were for tree removal, and snow plowing and sanding which was less than last year. The year to date spend is also less than last year at this time. However, last year we had the engineering plan completed. The outstanding assessments are similar to last year taking into account the \$100 increased assessment. The assessments received are similar to last year. We have received 76% of the budgeted amount whereas, last year at this time we had received 81%. We are in good position in regard to the drainage expenses coming up.

Delinquencies

The question was asked regarding the process for collecting delinquent payments. Don explained that short term delinquents don't have a special process except for the billing schedule. Another bill will be sent in August reminding that the second payment is due in September. For those who are in significant arrears, letters are sent to establish a payment schedule. If there is no response, it is sent to small claims court for payment in full. The maximum that can be collected in small claims court is \$5,000. Liens will be placed on properties if we don't get paid after the judgement.

Reimbursements

Don motioned to reimburse Tom \$134.37 for the purchase of line striping paint, speed bump paint and brushes. Denise seconded the motion. All present were in favor.

4. Committee Reports

Roads and Grounds: Tom Barry

Road Line Painting

Rob Trotta and Gary Caye have volunteered to paint the road lines and speed bumps. Tom gave them all the supplies.

Pothole Repair

Jordan completed the pothole repair for \$2,000. This was less than was spent last year.

Update on the status of the Ashford Lake Dr. Drainage Project

The Ashford Lake Drive project is underway. They found some large boulders and more tree roots than expected, so it will take longer than a week to complete. The owner at 30 Ashford Lake Drive is happy with the progress. The workers are very accommodating. Dennis Poitris has completed all the easements and they are recorded in the Ashford Land Records. There will be a nominal additional cost for an additional benchmark from the surveyor before the excavating could begin. The forman in charge was asked to give a quote for paving on Hillcrest and Sunset.

Tree Stump

The tree stump on the corner of North Rd and Sunset Dr. is still there. Brent said the Ashford Public Works has not gotten back to him and he will contact them again.

Campert Rd. Swale

The Town has finished the swale and driveway culvert on Campert Lane. The road still needs grading to ensure that the water will go down into swale.

Overhanging Tree Canopy

The tree canopy on the roads is hanging down and hits tops of trucks. Paul will let Tom know specifically the areas where it needs to be addressed.

Beaches

The beaches look great after the Spring Clean Up. The volunteers did a great job! Thank you!

Environment: Sue OrcuttBeach Water Testing

The water at both beaches will be tested for e coli on July 17th and August 14th.

Water Quality Monitoring

Sue attended the TLGV workshop at Roseland Park on blue green algae (cyanobacteria) and water testing and gave a review of the information provided by the DEEP, the EPA and TLGV. Blue green algae is structured like bacteria but functions like a plant. The various causes were discussed. The increasing number of blooms is due to the summers being warmer longer, and less ice and rain. When we get rain, we get large amounts all at one time. A shallower lake and lower flushing rates are conditions for blue green algae. Wind causes it to come to shore. Water temperatures higher than 79 degrees cause blooms. Sue and Nancy will take samples and photos when a bloom is suspected. There are different types of cyanobacteria. They all produce toxins which can exist for up to two weeks. We will have it tested and determine which kind we have. Nancy stated that because of phosphorus and the shallowness of lake, we could have a bloom this year. There is information on reducing phosphorus that is available to distribute to the lake community. If there is a bloom, the nearest beach will have to be closed. Tom will order signs to post when we suspect a bloom. It can also be posted on the website and Facebook.

Phragmites/Cattail Spraying

Solitude will notify Sue of the date it will be completed. Sue will ask them to see Tom for where to spray.

Recreation: Denise PillionGarden Tour, Plant Swap and Crazy Hat Event

Garden Tour, Plant Swap and Crazy Hat event will be June 11th. It is a social event not just for gardeners.

Boat Parade

The 4th of July Boat Parade will be on Saturday, July 1st at 6:00 pm. Sunday will be the rain date.

Sunset Beach Raft

Denise and Matt will check on the placement. It may need a second anchor bucket.

Boat Rack

The kayak rack at Sunset Beach is full. Glen was not able to get the right material for the rack. Brent can get it built if he is provided with the materials. The estimated cost is \$500-800. Tom will check out the boat rack the McConnell's recently purchased as a possibility to order for the beach.

Picnic Tables

The picnic tables at East Beach need sanding. Rob Trotta volunteered to do this. The frames are good. They may need new tops.

The tables at Sunset Beach are moved frequently. They could be anchored but then there is a problem when mowing. A notice will be put notice on Facebook regarding not moving the tables.

Community Watch & Safety: Judy CampbellCrime

Not aware of any problems at the lake. Call the State Police if you see something.

Sunset Dr. Speed Bump

The speed bump on Sunset is not clearly defined. Tom will talk to P. Willis about making a speed bump.

Communication: Ann Milner

Welcome Baskets

A welcome basket was delivered to the new owners at 64 Ashford Lake Dr.

Public Hearing

A certified letter from the owner of 3 Lakeside Dr regarding a public hearing for home business at the June 12th Ashford Planning and Zoning Commission meeting.

Website Upgrades

Robin has been updating the website for the past year. The current platform can be vulnerable. She recommends moving it to a more secure platform. She has offered for her business to do this at no charge. Her summer intern from East Hartford High School will be doing it for his project. While the new website is being designed, the current website will remain the same. Robin will ask for input as they are working on it. She will share it with the Board in the Fall.

5. New Business

Fireworks

Judy asked what will happen on July 4th with fireworks. Tom responded that the Board does not promote or prohibit fireworks. People will have them at various times.

Judy read replies from the Fire Marshall and Fire Chief. She has safety concerns from debris for her new home and guests. She discussed the concerns with her insurance company and attorney. She will reach out to the State Police also to find out what she should do.

Brent stated that the Board does not take a position on fireworks and that Judy needs to speak individually to those who do fireworks.

The Board has never taken a position on fireworks. People do fireworks personally. Fireworks are not an ALPOA activity. Everyone's deed states the everyone has the right to use the roads and beaches.

If someone has an issue with any activity of a neighbor (loud music, barking dog, etc.), that person should speak to the neighbor individually and not ask the Board to intervene unless it involves the covenants.

6. Next Meeting

There will be no meeting in July unless something comes up. The next Board meeting will be August 1st on Zoom.

8. Adjournment

At 8:35 PM Tom motioned to adjourn to August 1st unless we need to meet in July. Nancy seconded the motion. All present were in favor.

Respectfully Submitted,
Ann Milner
Recording Secretary
June 17, 2023