

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

June 3, 2025

1. **Call to Order:Tom Barry**

Tom Barry called the meeting to order at 7:06 p.m.

Those Board members present were Tom Barry, Nancy Conlan, Arta Dobbs, Ann Milner, Pat O'Leary, Jason Pufahl, Denise Pillion Diane Preble, and Brent Raymond.

Board members absent were Paul Brown, Robin Clapp, and Don Judson.

Property owners present was Judy Campbell and Joshua Barber.

2. **Approve Meeting Minutes**

Tom motioned to approve the May Board Meeting minutes as submitted. 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 May including expenses, outstanding assessments, and year to date payment activity.

Checking Account

Beginning Balance	\$51,235.73
Deposits	\$1,440.00
Interest	\$0.00
Payments to:	
Brimar Industries \$67.82 Stop Sign	
Town of Ashford \$8.00 Deed retrieval	
Jacobs, Walker, Rice & Barry \$252.00 Emails re: Statutory Liens	\$385.22
Don Judson \$15.00 Reimbursement for Notary Fees	
M&T Bank \$42.40 Credit Card Processing Fees	
ENDING BALANCE	\$52,290.51

2025 YTD Spend

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Expenses and projects	\$20,050.87
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Capital Fund

Beginning Balance - Savings Account	\$45,614.61
Deposits	\$0.00
Interest	\$35.26
ENDING BALANCE	\$45,649.87
Beginning Balance - Certificate of Deposit	\$42,595.43
Interest	\$120.25
ENDING BALANCE	\$42,715.68
Total Capital Fund	\$88,365.55

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (9)	\$16,107.46	50.37%
Current year only (11)	\$6,795.00	21.25%
Current through 3/1/25 (26)	\$9,075.00	28.38%
Total Owed (46)	\$31,977.46	100.00%

2025 Payments

2025 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,866.00
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2025 Assessments Received

% of Assessment

Paid in Full (85)	\$55,356.00	64.47%
Delinquent Previous plus Current (5)	\$2,375.00	2.77%

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Current year only (3)	\$2,298.00	2.68%
Current through 3/1/25 (26)	\$9,525.00	11.09%
Total Paid (119)	\$69,554.00	81.00%

Payments to prior balances	\$0.00	
		% of Budget

Total Payments Received in 2025	\$90,284.75	105.15%		
			\$69,554.00	81.00%
			\$90,284.75	\$90,284.75
			105.15%	105.15%

Executive Summary

Tom reviewed May executive summary. He reported that there were no significant expenditures and that some deposits are trickling in. We are a little behind in total payments compared to last year.

General Ledger

Tom reported that nothing has been spent yet from the major projects budget of \$30,000.

Small Claims

Two cases are in process. One party filed an answer to the court and a hearing has been scheduled for June 11th. The other case is pending.

4. Committee Reports

Roads and Grounds: Tom Barry

Stop Sign

The stop sign for the intersection of Lakeside and Hillcrest needs a post. Tom will ask Jordan to put in the post.

Road Repairs and Allocation of Remaining Funds.

P. Willis will be here June 12th to do the work on Farm Dr.

Tom still hasn't heard back from J M Cry Construction for the other dirt road repairs. He might have to look for someone else or negotiate a better price with P. Willis. Pat stated that we need to keep in context that dirt roads are not perfect and there will be potholes. There are other options like processed stone in a few years.

Denise noted that the trail road is wet due to the many underground springs.

Pat reported that a transformer was leaking fluids onto Hillcrest Rd. Also, the truck used for the repair also leaked 3 gallons of hydraulic fluid. Material was put down to absorb the fluids. There was no environmental hazard.

Overlays

The Board discussed how much to allocate, and which areas eight-foot-wide overlays would be completed. The paved roads need to be addressed, and overlays will protect the past investments in the roads. Pat moved to have a maximum expenditure of \$12,000 for road overlays. Denise seconded the motion. All present were in favor. There were no abstentions.

Catch Basin Cleaning

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Tom received a quote of \$2,808 for cleaning the 12 catch basins with disposal of the material. This will come from the Other Maintenance budget.

Sunset Beach Work

Pat is working on the wetlands permit.

Environment: Arta Dobbs

Beach Water Testing

Microbac is scheduled to test the beach water on July 17th and August 14th at an estimated cost of \$360. The results will be posted when completed.

Pollen

Arta reported that the heavy pollen season has resulted in it settling on the lake surface.

Wildlife

There has been a pair of geese but no nest. Osprey, heron, cormorant, ducks, muskrat and fox have been seen in and around the lake.

Recreation: Denise Pillion

Beach Rafts

Will be installed this week. Thank you Denise and Matt Pillion and Joshua Barber!

Spring Clean Up

Thank you to all who cleaned up Sunset and East Beaches!

Garden Tour

There are six locations to tour for the Garden Tour on June 21st. The rain date is June 22nd.

Boat Parade

The annual boat parade will be Friday, July 4th. Rain date July 5th.

Pizza Making Event

Joshua Barber has suggested a pizza making event. The event would end with a Light Up the Lake boat ride.

Picnic Tables

One of the picnic tables at Sunset beach needs to be repaired.

Sunset Beach Boats

There are kayaks on the canoe rack. There needs to be a better way to store the pedal boats. Where they are now make it hard to get to the back of the boat racks and they fill with water.

5. Next Meeting

The next Board Meeting will be held on Tuesday, July 1st at 7:00 on Zoom.

6. Motion to Adjourn and Open an Executive Session

At 8:09 p.m. Tom motioned to adjourn the Regular Session and move to Executive Session. Brent seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary

Approved

June 15, 2025