

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

June 2, 2026

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:04 p.m.

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

Board members absent were Robin Clapp, and Jason Pufahl.

Property owner present was Judy Campbell.

2. Approve Meeting Minutes

Through an email vote on May 18th, Tom motioned to approve the May Board Meeting minutes and Nancy seconded. Eight Board members responded yes to approve the minutes.

Approved

Beginning Balance	\$37,213.02
Deposits	\$4,250.00
Interest	\$0.00

Payments to:

M&T Bank \$117.20 Credit Card Processing Fees

Lowes \$95.50 Line Striping Paint

Amazon \$161.64 Safety Throw Rings

Eastford Supply \$18.55 Lumber for picnic bench repair

Midway \$84.06 Pizza for Clean-up Day

JCL Lawncare, LLC \$4,455.00 (Invoice 5-17-2026)

3/24 Repair concrete pipe on Farm Drive, haul excavator, mortar, 3.5" minus gravel, compact, clear outlet pipe, cut brush encroaching in swale \$1,350

Fix sign post Ashford Lake Drive/ Birchwood Drive \$30

4/7 Load of 3/4 agg, delivery, fill potholes \$595

4/22 Load of 3/4 agg, delivery, fill potholes \$480

5/8 Mow dam, Sunset Beach, Sunset swale \$250

5/14 Grade Lower Lakeside Drive-North, repair berm along Lots 989-992, haul 1 load of 3/4"agg \$900

5/16 Grade Lakeside area of #73-78, haul 3/4" agg, add material to lower lake road \$850

Total \$4,455

\$4,931.95

ENDING BALANCE \$36,531.07

2026 YTD Spend

Expenses and Projects \$ 34,011.92

Capital Fund

Approved

Beginning Balance - Savings Account	\$61,092.24
Deposits - Sales of Lakeside ROW and Laurel	\$4,000.00
Interest	\$42.26
ENDING BALANCE	\$65,134.50
Beginning Balance - Certificate of Deposit	\$44,057.10
Interest	\$124.37
ENDING BALANCE	\$44,181.47
Total Capital Fund	\$109,315.97

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (6)	\$11,131.53	
		38.68%
Current year only (17)	\$10,030.00	34.86%
Current through 3/1/26 (22)	\$7,613.43	26.46%

2026 Payments

2022 Assessment Total (131 Property Owners, 143.11 Assessments) \$85,266.00

2026 Assessments Received

Paid in Full (85)	\$55,986.00	65.66%
Delinquent Previous plus Current (1)	\$500.00	0.59%
Current year only (5)	\$1,833.00	2.15%
Current through 3/1/26 (22)	\$10,036.57	11.77%
Total Paid (113)	\$68,355.57	80.17%

Payments to prior balances \$0.00

	% of Budget	
Total Payments Received in 2026	\$68,355.57	80.17%

Executive Summary

Don reviewed the May 2026 Executive Summary. Compared to May of last year, there was less in the operating capital due to spending more on snow plowing. The assessments collected are also

Approved

less, but we are catching up. We have spent almost \$5,000 on Major Road Maintenance this year. We ended the month of May with almost \$15,000 less in the operating capital than last May. Don reported that we have enough operating capital for what we need. There is \$20,000 more in the Capital Fund than last year. This is a result of the \$10,000 deposit at the end of 2025 and the proceeds of the property sales. The Outstanding Assessments are doing better than last year. We are owed less than last year at this time, and we are continuing the trend to collect. The payments received are similar to last year. The next bills will go out in 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 have spent \$3,255 of the \$4,000 budgeted for Road Maintenance. Everything else is significantly under budget.

4. Committee Reports

Roads & Grounds: Tom Barry

Line and Speed Bump Painting

Some of the lines have been painted by Tom and Harry Marshall. Rob Trotta will paint the speed bumps.

40 Lakeside Drainage

The homeowners of 40 Lakeside Dr. sent an email to the Board, including a video, of water coming down Lakeside Dr swale, pooling up and going down their driveway and under their garage. The water is more significant than in the past. Arta and Don have observed water coming onto both sides of the road. In the meantime, a neighbor contacted P. Willis Construction for a proposal. The Board discussed how to determine if ALPOA is responsible or the homeowner. The Board determined that there is a need to look more closely at where the water is coming from and Pat offered to observe the area during the next rainstorm. Tom will also get a recommended remedy from P. Willis and share it with the homeowner.

2026 Repairs/Improvement Projects

Tom will get estimates for the specified areas discussed last month.

38 Westview Tree

Tom received another estimate for the removal of the trees at 38 Westview from Green Valley Tree which is certified to work around wires, and it is less than other trees service. The price was \$2,400 for removing just the oak tree and \$3200 including removing dead maple tree which is on the abutting owner's property. (Addendum: After further consideration, based on a review of public records and a site inspection, the Board decided to have both trees removed and to accept the proposal from Green Valley/Tennett Tree Service to perform the work for \$3,200. Through an email vote on June 8th, Tom motioned to remove both trees by Green Valley/Tennett Tree Service and Don seconded the motion. The motion was approved by all Board members.)

Dam: Pat O'Leary

Dam Inspection

The inspection and EAP will take place this summer by Karl Acimovec. Nancy suggested that a representative from DEEP or Karl Acimovec present information at the annual meeting or another time.

Pat also informed the Board that DEEP is considering purchasing 180 acres behind his property to reserve as open space.

Environment: Arta Dobbs

Canada Geese

Geese have been around, but no goslings have been seen.

Approved

Pollen

Arta posted pictures of the recent pollen on the lake which came and went because of the wind.

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.

Japanese Knotweed

Janet Bellamy observed a small stand of Japanese Knotweed on Westview Dr. just to the lakeside of the temporary driveway on the recently cleared lot. Janet contacted Joe Hendricks, of the the Ashford Invasive Plant Working Group to confirm that it was knotweed. This group will advise the Board on how to best proceed. Japanese Knotweed is a very invasive plant that will take over quickly. It has deep, long roots that can crack foundations. It is important not to mow it down as any small pieces will root and spread the plants. Tom will work with Janet and the Ashford Invasive Plant Working Group to determine how to eradicate it.

Recreation: Denise Pillion

Clean-Up Day

Denise reported that there were a good group of people who helped out at both beaches on Clean-Up day. The docks are out and the floating throw rings are at both beaches.

Garden Tour/Plant Swap

The Garden Tour/Plant Swap is scheduled for June 14th.

4th of July Boat Parade

To celebrate the 250th, Denise suggested adding judging of the decorated boats in the parade.

Community Safety

E-Bike Safety

There are still some concerns about kids speeding on e-bikes. It may be kids who don't live around the lake. We will try to speak to parents of kids around the lake who may know how to contact the other parents. Verbiage could be added to the website and Facebook that parents will be spoken to and then authorities notified.

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.

6. New Business

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. The Board advises following town regulations and consulting with the neighboring property owner. The only concerns the Board has are that fences not obstruct lake views and are not in the right-of-way. A letter will be sent to the property owner.

7. Next Meeting

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

8. Adjournment

Approved

Tom motioned to adjourn the General Board meeting and move to Executive Session at 8:10 p.m.
Pat seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
June 26, 2026

Spring Roads Inspection April 22, 2026
Project Inventory

Tom Barry, Don Judson, Pat O'Leary

1. 29 Hillcrest Drive Curb at intersection by stop sign to keep water in the roadway Lot 910
2. East Beach Replenish sand w/Ashford Wetlands agent approval
3. 53 & 57 Lakeside Formalize drainage with riprap (future project) Lots 968 & 969
4. 78 Lakeside Add gravel/grade area (JCL Lawncare) Lots 938-940
5. Lower Lakeside
 (Side Trail) Add gravel/grade and reconstruct berm at north end (JCL Lawncare) Lots 989-992
6. Lakeside Drive – North Shim w/asphalt on east side. Grade shoulder
7. ALD Walking Trail Clean out inlet area around pipe to restore proper drainage (JCL Lawncare) Lots 190 & 191
8. Sunset Beach Improve Drainage (future project)
9. 38 Westview Drive Remove tree adjacent to swale. Requires contractor certified to work in close proximity to Eversource power lines. One bid in hand. Will seek additional bids. Lot 37
10. Ashford Lake Drive
 - a. Shim west side at #75
 - b. Shim west side from corner of Oakview Drive to driveway at #39. Possibly remove & replace asphalt covering pipe under road.
 - c. Shim west side from #34 to #22
 - d. Shim east side from #21 to utility pole
 - e. Shim west side at #14
 - f. Repair drainage swale west side from #14 to ALD/Hillcrest curve (JCL Lawncare)
 - g. Saw cut and pave damaged area at ALD/Hillcrest curve
11. Dam
 - a. Shim and overlay 8'strip on south side by spillway
 - b. Shim and overlay on south side from spillway to speed bump
 - c. Shim and overlay on north side area past speed bump

Preferred contractor for paving is P. Willis if their equipment can accommodate the job. If not, bids will be solicited from other paving contractors.

Inspection conclusions: Do necessary general repairs and salvage damaged paved areas in order to avoid having to remove and replace entire sections of roadway.