

**'Ashford Lake Property Owners' Association Board Meeting**  
**March 2, 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; Don Judson; Lisa McAdam Donegan; Sue Orcutt; Denise Pillion; Jason Pufahl; Brent Raymond; Paul Stansel; and Ann Milner.

Those absent: Mindy Carpenter; Harry Marshall; and Walt Wassil

Association Members present: Janet Bellamy; Kyle Ravenelle, and Evelyn Bunnell.

**2. Minutes:** Ann Milner

The February minutes were accepted as submitted.

**3. Treasurer's Report:** Don Judson

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

Checking Account

Beginning Balance	\$45,148.94
Deposits	\$15,625.00
Interest	\$0.40
Payments to:	
Ann Milner \$90.00 Welcome Basket items	
Don Judson \$4.15 Postage for IRS 990-EZ	
Thomas Barry \$55.00 Stamps	\$149.15
ENDING BALANCE	\$60,625.19

Capital Fund

Beginning Balance - Savings Account	\$43,918.32
Deposits	\$0.00
Interest	\$1.68
ENDING BALANCE	\$43,920.00
Beginning Balance - Certificate of Deposit	\$39,178.26
Interest	\$30.04
ENDING BALANCE	\$39,208.30
Total Capital Fund	\$83,128.30

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (16)	\$22,125.00	40.21%
Current year only (53)	\$30,205.00	54.89%
Current through 3/1/21 (10)	\$2,700.00	4.91%
Total Owed (79)	\$55,030.00	100.00%

2021 Payments

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

2021 Assessments Received

% of Assessment

Paid in Full (51)	\$28,250.00	38.94%
Delinquent Previous plus Current (7)	\$3,125.00	4.31%

#### **4. Collections, Small Claims, Billing, and Electronic Payment Option: Don Judson**

##### Collections

The outstanding assessments owed and the number of owners with outstanding assessments is better than last year. We have received payments from seven delinquent owners. We are still awaiting the February plowing bill which will be a significant amount.

##### Small Claims

Another small claim suit will be filed at the end of March if no payment is made. The amount owed is \$2,650.

Others who owe significant amounts are on payment plans and making payments.

##### Billing

Bills will be sent out in mid-March to those who have not paid half the assessment and those who have past due balances.

##### Electronic Payment Option

ALPOA members now have the ability to pay their assessment with a credit card. Processing fees are paid by the payee. There is a link from the ALPOA website.

#### **5. Committee Reports**

##### **Roads and Grounds: Tom Barry**

##### Future Road Projects

The remaining mandated road project is at the Campert Dr. and Farm Dr. intersection. This area is impacted by drainage issues (grading, driveway culverts and aprons) above on Campert Lane which the Town of Ashford needs to repair first. The five-year permit was issued in 2018, so we have time in that respect; however, after a heavy rainstorm, silt flows onto our road and into the lake. Tom wrote a letter to the new Selectwoman explaining the situation on Campert Lane and requested that some action be taken. The Selectwoman responded promptly. She will contact the Public Works department and then meet with Tom.

##### **Communication: Ann Milner**

##### Welcome Baskets

A welcome basket was delivered to the new owners at 72 Ashford Lake Dr.

##### **Dam: Sue Orcutt and Don Judson**

ALPOA has received a letter from the DEEP notifying us that there are new regulations, and our 2014 Emergency Action Plan (EAP) does not meet the requirements. A dam inspection was completed in 2017 but not submitted due to miscommunication. Karl Acimovic was asked to inspect the dam (cost of \$2,800) and update the EAP (cost of \$2,800). \$6,000 had been budgeted for this in prior years but not used. Don motioned to approve a total of \$5,600 for Karl Acimovic to complete the dam inspection and an EAP. Sue seconded the motion. All present were in favor.

#### **6. Other Business**

##### Website (Hosting Service): Don Judson and Paul Stansel

ALPOA now has a new website with a new hosting provider at a cost of \$200/year. There was a one-time online conversion fee of \$250. Paul has full administrative rights, so we are able to make changes to the website more easily. Tom motioned to reimburse Jason \$204.30 for 12

months website service. Don seconded the motion. All present were in favor. Jason motioned to reimburse Don for the one-time payment of \$250 for the conversion fee. Tom seconded the motion. All present were in favor.

ALPOA Board Email

Every Board member will now receive the emails. Responses to emails will be made after Board discussion.

Ashford PZC Lake District Regulations Questionnaire

Janet Bellamy, a member of the Ashford Planning & Zoning Commission, reviewed the proposed lake district regulations. The new zoning enforcement officer, Mike D'Mato, has found that the lake district lots are quite small and are non-conforming to the town's zoning regulations due to the nature of the communities. Based on their total size, many of these lots are prevented by current zoning from making any improvement to the property without seeking a variance from the Zoning Board of Appeals. The new proposed regulations for the lot setbacks are 10" for the side, and 20" in back. There is a formula for average frontage for fronts. Limiting the height of the buildings to two stories rather than two and one-half stories is also proposed. Any subdivision going forward, need to conform to regular town regulations. There will be a public hearing before the regulations are finalized. The Board reviewed and responded to the questionnaire.

Sunset Dr Request

Adrianna Bent from Sunset Dr. emailed the Board regarding a wedding reception which will be held on her property in October 2021. There will be 100 guest who will be shuttled to the property. The Board suggested that her immediate neighbors be informed, it be within COVID restrictions, there be his/her Porta-Potties, and the hours of the reception be respectful of the neighbors.

**7. Next Meeting**

The next Board meeting will be held April 6<sup>th</sup> via Zoom.

**8. Adjournment**

At 8:30PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner  
Recording Secretary  
March 24, 2021