

**Ashford Lake Property Owners' Association Board Meeting
March 7, 2023**

1. Call to Order: Tom Barry

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

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

Absent was: Robin Clapp, Lisa McAdam Donegan, Don Judson, and Sue Orcutt.

Homeowners Present: Erica Backman, John Bergeron, Bernie Dubb, Don Dobbs, Kathy Hollister, and Carolyn Trotta.

2. Approve Meeting Minutes

Tom moved to accept the February Board Meeting minutes as submitted. Jason seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson and Tom Barry

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	\$36, 348.49
Deposits	\$16, 375.00
Interest	\$3.62
Payments to: \$58.30 Judy Campbell Ice Signs \$239.88 DreamHost Web Hosting ALPOA.org through 2-24-24	\$298.18
ENDING BALANCE	\$52,428.93

2023 YTD Spend

Expenses and Projects

\$545.32

Capital Fund

Beginning Balance - Savings Account	\$53,954.91
Deposits	\$0.00
Interest	\$2.07
ENDING BALANCE	\$53,956.98
Beginning Balance - Certificate of Deposit	\$39,970.00

Interest	\$30.64
ENDING BALANCE	\$40,000.64
Total Capital Fund	\$93,957.62

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (19)	\$28,631.58	44.60%
Current year only (46)	\$32,566.00	50.73%
Current through 3/1/23 (10)	\$3,000.00	4.67%
Total Owed (75)	\$64,197.58	100.00%

2023 Payments

2023 Assessment Total (133 Property Owners, 146.11 Assessments)	\$73,055.00
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2023 Assessments Received		% of Assessment
Paid in Full (58)	\$36,600.00	50.10%
Delinquent Previous plus Current (7)	\$1,117.94	1.53%
Current year only (2)	\$500.00	0.68%
Current through 3/1/23 (10)	\$3,000.00	4.11%
Total Paid (77)	\$41,217.94	56.42%

Payments to prior balances	\$1,100.00
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Total Payments Received in 2023	\$42,317.94	58.33%
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Current Activity

Tom highlighted portions of the executive summary. We had significant deposits from assessment payments and a small number of expenditures. However, we have not received bills for the snow plowing and for Wentworth Engineering (\$300) for additional information for the attorney for the easement. The Capital Fund and Checking Account have good resources needed for the major projects for this year.

4. Committee Reports

Roads and Grounds: Tom Barry

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

The easement for 30 Ashford Lake Dr. was completed this week and sent to the homeowner. When it is signed, we can proceed with the project.

Tom signed the hold harmless clause, had it notarized and submitted it to the Ashford Wetlands Commission.

We received a bid from Justin Cyr. We also received a bid from P. Willis Construction which was significantly less. He is a reputable company and has done work for other people at the lake. Paul reviewed the bid and felt that the price for the materials and services seemed to be within the current price range.

There has still been no response from the letter that was sent in January to the abutting property owner of 30 Ashford Lake Dr. regarding the hemlock trees on the border where the pipe will be laid. The trees need to be cut back or removed.

Environment: Sue Orcutt

Phragmites

Sue received a contract from SOLitude Lake Management to have the residual phragmites and cattails sprayed at end of the summer. The cost is \$2,080 which includes obtaining a permit from the State of Connecticut and the application. It does not include the cost of the notification process. The State of CT has new regulations for treating waterbodies. Now in addition to getting a permit from state, every property owner needs to be sent two notices. Emails will be sent if an email address is available. The others will be sent a letter. Tom motioned to give Sue approval to sign the contract with SOLitude Lake Management for phragmites and cattail spraying. Nancy seconded the motion. All present were in favor.

Recreation: Denise Pillion

Chili Fest

There was a good attendance for the Chili Fest. It was a cold day with a little snow.

Wine and Beer Tasting

Denise is working on a possible progressive tour of different houses for a wine/beer tasting paired with appetizers.

Community Watch & Safety

Mailbox

Judy noticed that a mailbox was taken down on Ashford Lake Dr. She picked up the mail and put it on the porch. She tried to notify the owner but didn't receive a response. Later she noticed the mailbox was put back up.

Potholes

The potholes are getting bigger. They will be taken care of in the spring after plowing is done.

5. Old Business

Short-Term Rental Subcommittee Final Report and Recommendations

The Board was emailed the Subcommittee's short-term rental recommendations. Tom reviewed the process the Subcommittee took to determine the recommendations. In November the Board was informed that the Town of Ashford PZC had instituted regulations for Short-term Rentals. Since the regulations would not apply to ALPOA properties in Eastford, a subcommittee of the Board was formed to study the question of making regulations that would be binding on all ALPOA properties being used as Short-term Rentals. In December the Board was directed to seek legal advice on the extent of the Board's authority to regulate STRs and to solicit community comment on the issue through the annual newsletter. In January the Board was informed of Atty. Dennis Poitras' opinion that the Board has authority to make regulations but that any amendments to the Covenants or By-laws would require legal guidance and a membership vote. It was decided to seek bids for such legal services. In February the Board received quotes for initial consultation and retainers from a couple of attorneys. Rather than pursue the expensive and complex approach of Covenant revision and the contentiousness of "regulations" (as apparent from public comment), it was suggested that the subcommittee revisit the "Rental Guidelines" that were distributed in 2019 to all property owners and received without objection. The "guideline" approach would be entirely within the authority of the Board, would require no costly legal counsel, would require no special meeting or membership vote, would have no objectionable enforcement provisions, would place the responsibility for good property management on the shoulders of those offering their premises for rent, and would likely achieve the desired result of keeping the community safe and tranquil.

Tom recommended that the Board approve the Rental Guidelines provisionally, send them to the owners and wait 30 days to implement. Opinions would be taken under consideration and adjust the guidelines as needed. If there was no strenuous objection, the Guidelines would be approved.

Brent commented that the guidelines were not very restrictive. He stated that he wasn't sure if we needed to get input now, but that he had wanted to get input before the guidelines were made.

Tom commented that the guidelines were based on input expressed at Board meetings. The newsletter notice provided opportunity for questions and comments.

Brent asked how often revisions will be made. Annually or as needed? He prefers once a year.

Nancy commented that it can be a living document. It can be revisited periodically and modified.

Denise commented that the guidelines were well thought out. She agreed on the process to move forward.

Bernie commented that he has had two bad experiences. His concern is if he has a problem, he has to call the police.

Tom stated that if someone breaks the law, we should call the police. The guidelines try to prevent this from happening. The guidelines are the first step to try to have everyone operate their enterprise in neighborly way.

Tom motioned that the Rental Guidelines submitted to the Board by the Subcommittee be provisionally approved to take effect 30 days from distribution to all property owners. Denise seconded the motion. Judy abstained. All others present were in favor of the motion. There were no objections.

Tom will add an explanation paragraph. Ann will work with Don to mail and email them out.

Tom motioned that once approved, the Rental Guidelines will be reviewed on an annual basis to determine if any modifications or adjustments need to be made. Brent seconded the motion.

Nancy asked for clarification that if something comes up before annual review, it can be addressed. Judy abstained. All others present were in favor. There were no objections.

6. New Business

3 Lakeside Dr. (Home Business)

The homeowner has made an application to the Town of Ashford for a rural business special permit. She forwarded the information to the Board. This is the first business application for ALPOA since the Association took over in 1998. The homeowner was told that if town approves the permit, she should notify the Board.

Bernie asked what kind of impact the business will have on the lake, like traffic flow. If we say yes to this, will we be able to say no to another person. Tom will forward the homeowner's information for him to read.

14 Ashford Lake Dr Site Plans

The new homeowners have done some site work already. They have been asked to send copies of site plans to ensure there is no encroachment on Association or abutting property. They were originally going to add a second floor, but they now need to demo the building. They are getting a permit for the demolition. They need a site plan for the septic and the well and a boundary survey for the town.

54 Lakeside Dr. Site Plans

This single lot was recently sold. The new owners went through the health department and got approved for a two-bedroom house with well and septic. They have supplied a letter from health department with the approvals. The home will be built sometime in the distant future. They might cut some trees now to make a parking area, so they are able to come to use the lake with their grandchildren.

Eastford Ambulance Service

Tom will be meeting Monday with Eastford officials regarding the ambulance service. Eastford has changed from using the Ashford Fire Department Ambulance to KB Ambulance from Killingly. The response is not as quick at the Lake. The AFD is four miles away. Their ambulance service has professional EMT's for 18 hours a day. Otherwise, it is serviced by volunteers. Ashford Ambulance Service goes to Windham Hospital. KB Ambulance is twenty miles away, has professional coverage 24/7 and they go to Day Kimball Hospital. Tom will speak with Eastford officials about the possibility of an accommodation to get a quicker response to Lakeside Dr. Some of the properties on Lakeside Dr are in both Eastford and Ashford and pay property taxes to both towns. John Bergeron commented that it took 30 minutes for the KB Ambulance to arrive at his home. The Board agreed Tom should speak on behalf of the Board.

7. Next Meeting

The next Board meeting will be April 4th on Zoom.

8. Adjournment

At 8:28 PM Ann motioned to adjourn, and Tom seconded the motion. All were in favor.

Respectfully Submitted,
Ann Milner
Recording Secretary
March 28, 2023