

Ashford Lake Property Owners' Association Board Meeting

Zoom

March 5th, 2024

1. Call to Order: Tom Barry

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

Those board members present were: Tom Barry, Paul Brown, Nancy Conlan, Arta Dobbs, Don Judson, Pat O'Leary, Denise Pillion, Jason Pufahl, Brent Raymond, Robin Clapp and Ann Milner.

Absent was: Diane Preble

Homeowners present were: Janet Bellamy and Judy Campbell.

2. Approve Meeting Minutes

Tom moved to approve the minutes of the February Board Meeting and Executive Board meeting as submitted. Nancy seconded the motion. All present were in favor.

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	\$23,699.99
Deposits	\$17,751.00
Interest	\$0.00

Capital Fund

Beginning Balance - Savings Account	\$34,360.89
Deposits	\$0.00
Interest	\$123.07
ENDING BALANCE	\$34,483.96
Beginning Balance - Certificate of Deposit	\$40,519.20
Interest	\$146.79
ENDING BALANCE	\$40,665.99
Total Capital Fund	\$75,149.95

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (13)	\$25,129.70	41.86%
Current year only (49)	\$32,800.00	54.64%
Current through 3/1/24 (7)	\$2,100.00	3.50%
Total Owed (69)	\$60,029.70	100.00%

2024 Payments

2024 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,866.00
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2024 Assessments Received

% of Assessment

Paid in Full (62)	\$41,601.00	48.45%
Delinquent Previous plus Current (7)	\$2,350.00	2.74%
Current year only (2)	\$200.00	0.23%
Current through 3/1/24 (7)	\$2,100.00	2.45%

Total Paid (78)	\$46,251.00	53.86%
Payments to prior balances		\$0.00

% of Budget

Total Payments Received in 2024	\$46,251.00	53.86%
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Executive Summary

Don reviewed the February financial activity compared to 2023. Assessments collected are \$1,376 more than February of '23. We received 6 payments via credit card in February. The ending balance in the operating account is \$35,170.09, less than '23 but enough to pay expected bills and continue building balance for summer projects. The total spend was \$10,571.41, most of it is snowplowing and sanding. This is \$10,026.09 more than '23, but it didn't snow much in January and February of '23. The Capital Fund is accruing significant interest. The Outstanding Assessments in January of '24 is improved over 2023. The total owed is \$4,167.88 less than the end of Feb 2023. Two delinquent property owners paid their full balances in February.

Brent asked for clarification of a \$400 payment to Mansfield Tree Service. Tom stated that it was for cutting up and removing trees that fell down on the roads during a storm.

General Ledger

Don reviewed where we stand in comparison to the budget. Received \$45,000 of the \$85,000 budgeted/expected in assessments. Spent \$8,400 of the \$25,000 budgeted for snow plowing and sanding. Spent \$988 of the \$3,000 budgeted for road maintenance. Spent \$1,076 of the \$5,000 budgeted for legal expenses.

February Activity

The ALPOA Tax return was filed with IRS electronically.

Reconciled all Ashford ALPOA properties with Town of Ashford Assessor.

Reconciled all Eastford ALPOA properties with Town of Eastford Assessor.

Implemented monthly property transfer reporting process with Ashford Assessor.

Don will request that Eastford Assessor also implement a property transfer reporting process.

Bills will be sent to property owners that have not paid at least the first half including small claims candidates.

ALPOA.org domain registration was renewed for two years and was paid with a credit on our account with DreamHost.

Don has not closed the PayPal credit card account yet. He is still verifying that M&T is working out.

Delinquencies/Small Claims

Letters were sent to delinquent property owners last month. We have received payments from 6 of the 11. One paid in full. Don is in discussions with three regarding payment plans. Don has been trading messages with the largest debtor. Two of the owners on payment plans have implemented recurring credit card payments and a third is in discussion. Small Claims will be initiated in late March or early April for at least 4 property owners.

4. Committee Reports

Roads and Grounds: Tom Barry

Green Hill Drive Agreement Update

The Green Hill Drive agreement with Susan and William Forbes is still on hold due to health issues.

Dirt Road Conditions

The condition of the dirt roads is not good due to the warm temperatures and snow storms. Paul offered to get some material from work and do a temporary fix. The annual inspection of the roads will be done in April and will make a list of the needs and wants.

Tree on Lakeside Drive

Denise reported that there is a tree resting on another tree on the edge of Lakeside Dr. by the path. She has contacted Eversource but unable to contact the property owner. Don has the contact information of the new owner and will contact them since it is the owner's responsibility.

Environmental Committee: No Chairperson

Canada Geese

March is nesting month. There have been at least two geese on the lake. Ann will put up signs. Waterfront owners are encouraged to but up temporary fencing to discourage the geese.

Dam Committee: Pat O'Leary

Emergency Action Plan

The EAP will be ready for April and will submit to the DEEP.

Community Watch: Brent Raymond

14 Ashford Lake Dr

A couple of children were seen going into the house under construction. The owners will be contacted.

Recreation Committee: Denise Pillion

Beaches

Brent has someone who will build a boat rack for Sunset Beach if the materials are supplied.

The picnic tables at East Beach need the tops replaced.

5. Next Meeting

The next Board meeting will be held on April 2nd on Zoom.

6. Adjournment

At 7:40 p.m. Tom motioned to adjourn the Regular Session of the Board meeting and to go to Executive Session. Ann seconded the motion. All present were in favor.

Respectfully Submitted,

Ann Milner

Recording Secretary

March 25, 2024