

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

March 4, 2025

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:07 p.m.

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

Board members absent were Paul Brown, Robin Clapp, Diane Preble, and Denise Pillion.

Property owner present was Judy Campbell.

2. Approve Meeting Minutes

Tom motioned to approve the February Board Meeting minutes as submitted. Brent seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$27,598.71
Deposits	\$19,361.00
Interest	\$0.00
Payments to:	
Mansfield Tree Service \$8,410.00 Plowing/Sanding	
DreamHost \$173.80 Annual Web Hosting Fee	
M&T Bank \$60.79 credit card processing charges	
	\$8,644.59
ENDING BALANCE	\$38,315.12

2025 YTD Spend

Expenses and projects	\$16,013.26
-----------------------	-------------

Approved

Capital Fund

Beginning Balance - Savings Account	\$45,503.52
Deposits	\$0.00
Interest	\$34.92
ENDING BALANCE	\$45,538.44
Beginning Balance - Certificate of Deposit	\$42,236.71
Interest	\$115.26
ENDING BALANCE	\$42,351.97
Total Capital Fund	\$87,890.41

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (11)	\$19,266.00	38.79%
Current year only (38)	\$24,100.00	48.52%
Current through 3/1/25 (17)	\$6,300.00	12.68%
Total Owed (66)	\$49,666.00	100.00%

2025 Payments

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

2025 Assessments Received

% of Assessment

Paid in Full (65)	\$42,756.00	49.79%
Delinquent Previous plus Current (3)	\$1,335.00	1.55%
Current year only (3)	\$1,150.00	1.34%
Current through 3/1/25 (17)	\$6,300.00	7.34%

Approved

Total Paid (88)	\$51,541.00	60.02%
-----------------	-------------	--------

Payments to prior balances	\$0.00	
		% of Budget

Total Payments Received in 2025	\$90,284.75	105.15%	\$51,541.00	60.02%
			\$90,284.75	\$90,284.75
			105.15%	105.15%

Executive Summary

Don reviewed the February executive summary. He reported that last year was a good year for collections and this year has been better. The majority of the spending was for sanding and plowing. The checking account balance is plenty for the forecasted expenses. The Capital Fund continues to grow with interest. Regarding outstanding assessments, both the number of people owning and the value owed are down from last year. Some who are delinquent are paying. There is a noted positive progress and improvement towards collections. 60% of the total budgeted has been collected.

General Ledger

Don also reviewed the general ledger for the first two months of 2025. We are spending more in snow plowing than we did last year but there is adequate funding.

Billing

The first half of the assessment was due March 1st. There are 38 property owners who still haven't paid anything. Bills will be sent to them and those delinquent.

2024 Tax Return

ALPOA's 2024 tax return has been filed.

4. Committee Reports

Roads and Grounds: Tom Barry

Road Conditions

The roads are in rough shape due to the storms. There are potholes, ruts in dirt roads, and sand and dirt on the paved roads. When things dry out, the potholes will be filled. The annual walk around will be done at the end of March or beginning of April. Suggestions were made to devise a five-year plan for projects, focusing on maintenance more than capital improvements.

Stop Sign on Hillcrest

There could be an issue with the placement of the stop sign because it will be in the front yard of the corner house. It could be a strange place relative to snow plowing. A speed table was also suggested for the top of the hill so that it won't impact vehicles traveling up the hill. A closer inspection will be made when we walk the grounds.

Tree Work

The trees on Birchwood have not been done yet. Tom will follow up.

Environment: Arta Dobbs

Aquatic Invasive Species (AIS) Stamp for Boaters on Connecticut's Inland Waters

Approved

To apply for the AIS Stamp, go to the DEEP Sportsmen Licensing System.

Canada Geese

ALPOA has received the US Fish & Wildlife Service - Canada Goose Egg Depredation Permit which is valid March - June 2025.

Geese have been seen around the lake.

Community Watch and Safety

Vehicles at Ashford Lake

The information regarding the Spectrum truck working in the area was posted on Facebook. Mainsfied tree service trucks all don't have sinage on their trucks.

Storage Pod

There is a temporary storage pod on a property being used by a renter until April or May.

5. New Business

Property Transfers

34 Ashford Lake Dr. is under deposit.

80 Lakeside Dr lot is on the market..

6. Next Meeting

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

7. Motion to Adjourn and Open an Executive Session

At 7:41 p.m. Tom motioned to adjourn the Regular Session and move to Executive Session. Don seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner

ALPOA Secretary

March 11, 2025