

**Ashford Lake Property Owners' Association Board Meeting
May 3, 2022**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 PM.

Those Board members present were: Tom Barry, Robin Clapp, Don Judson, Harry Marshall, Sue Orcutt, Denise Pillion, Jason Pufahl, Walt Wassil and Ann Milner.

Absent were: Mindy Carpenter, Lisa McAdam Donegan, and Brent Raymond.

ALPOA member present: Jason Secant

2. Approve Meeting Minutes

The April minutes were accepted as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$28,585.57
Deposits	\$10,732.06
Interest	\$0.23
Payments to: Sue Orcutt \$158.46 Picnic Table Tom Barry \$78.00 \$18.00 Address Stamp \$60 Lien Fee Hollon Eastford USPO \$22.62 Postage for bills	\$259.08
ENDING BALANCE	\$39,058.78

Capital Fund

Beginning Balance - Savings Account	\$48,939.24
Deposits	\$0.00
Interest	\$0.78
ENDING BALANCE	\$48,940.02
Beginning Balance - Certificate of Deposit	\$39,637.73
Interest	\$31.48
ENDING BALANCE	\$39,669.21
Total Capital Fund	\$88,609.23

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (15)	\$22,641.68	60.11%
Current year only (16)	\$8,286.90	22.00%
Current through 3/1/21 (25)	\$6,735.88	17.88%
Total Owed (56)	\$37,664.46	100.00%

2022 Payments	
2022 Assessment Total (132 Property Owners, 146.11 Assessments)	\$73,055.00

2022 Assessments Received		% of Assessment
Paid in Full (76)	\$42,055.00	57.57%
Delinquent Previous plus Current (3)	\$1,394.27	1.91%
Current year only (2)	\$468.10	0.64%
Current through 3/1/22 (25)	\$7,764.12	10.63%
Total Paid (106)	\$51,681.49	70.74%

Payments to prior balances	\$4,556.90
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Total Payments Received in 2022	\$56,238.39
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Collections

Don reviewed the payments and expenditures for April. The checkbook balance is solid but not as high as last year, which was an extraordinary year. The payments received are similar to previous years. The outstanding payments are similar to last year.

Bills were sent in early April to those who hadn't paid yet in 2022. \$10,732.06 was collected as a result. Bills will be sent again in late July.

Small Claims

Payment was received for the full amount of the small claims suit ruled on in February. The payment was applied to the oldest debt first.

Special notices were sent to people approaching the small claims amount. They were told to address the delinquency by April 30th. Small claims suits will be filed 30 days after if the owners do not respond. Two of the four owners responded but did not arrange payment plans.

IRS Return

Don filed the informational tax return electronically using free third party software. A receipt of the tax return filing has been received from the IRS.

Expenditures

The bill for tree work for Westview and Sunset beach was \$1,300 instead of \$1,400.

Invoice for balance of engineers fee was received.

Tom made a large set of the engineer reports for submission to wetlands committee at a cost of \$47.00.

There will be a fee for the wetland application.

The landscaper submitted new rates which is the first increase he has ever given. Tom recommended accepting the new prices and the Board agreed.

4. Committee Reports

Roads and Grounds: Tom Barry

Update on ALD Project

Tom discussed the engineer reports for the Ashford Lake Dr. Project. The plan is designed in two phases. Phase 1 addresses the area from Lynn Allevo's driveway south to the Lee's driveway. Phase 2 addresses the area from Lynn Allevo's driveway north to Oakview Dr. This allows the work to be completed in phases but approvals for both phases will be requested at the same time from the Ashford Wetlands Commission.

Discussed addressing Phase 1 this year. The first step is to consult with affected homeowners. Then the application to the Ashford Wetlands Commission will be submitted and the contractor will be contacted for a quote.

The engineer will be available to answer questions the Wetlands Commission may have.

However, if he is required to make an appearance at a meeting, there will likely be a fee since it was not part of the original contract.

Discussed alternatives to the pipe going to the right of the Allevo's garage where there are various electrical and septic lines. Placing the pipe to the left of the garage would work for the drainage but there is a well in that vicinity and that may be problem with health department. Completing phase one first would allow observation of the drainage with two pipes and possibly not needing to complete phase two.

Other Repairs/Upgrades for 2022

The dirt roads need potholes filled, graded and repaired. The swales need cleaning. Large rocks placed by spillway are needed to keep cars from driving on the soft grass. The entrance to Lakeside lower road drainage needs to be addressed. The Ashford Lake Dr. walkthrough area needs drainage work. The catch basin on Sunset needs some sort of guardrail.

Don reminded us that since we know there are big expenses coming, we should not spend much now.

It was agreed to have the pothole/grading done and get quotes for lakeside and rocks.

The new swale on Lakeside Dr. will need to be mowed periodically. Harry offered to mow the area.

Don and Tom will meet with the First Selectman regarding the town's responsibility for work needed on Campert Lane.

Environment: Sue Orcutt

Invasive Species Survey

Jason Seacat of 63 Lakeside Drive introduced himself. Jason is an Environmental Psychologist at Western New England College. Jason is working with a student to develop a survey to assess the knowledge level of lake residents regarding invasive aquatic species. Once the survey is ready, Jason would like to include ALPOA residents in the survey. After he has results, Jason has offered to present his findings at an ALPOA gathering, perhaps the Annual meeting, if he has results by then.

Phragmites

The areas that were sprayed last year don't have anything growing. There is no need to renew the permit for spraying this year.

Recreation: Denise Pillion

Spring Clean-Up Day on May 14th.

The rain date is May 21st. Areas to address: rake and clean the beaches, clean the swales, leaf blowing on Hillcrest. Sand will be delivered to East Beach.

Beaches

ALPOA members were sent new beach parking passes. Cars without passes will be tagged again this year.

Communication: Ann Milner

Welcome and thanks to Robin Clapp for joining the Board and managing the ALPOA website!

5. New Business

Fees For Liens

The Association has absorbed fees for liens in the past. Don recommended that in the future the fees be added to outstanding balance. Don motioned that the Board adopt the policy to add lien fees to property owners accounts. Jason seconded the motion. All present were in favor.

6. Next Meeting:

The next Board meeting will be held on June 7 at 7:00 PM on Zoom.

6. Adjournment

At 8:35 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
April 25, 2022