

**Ashford Lake Property Owners' Association Board Meeting  
May 2, 2023**

**1. Call to Order:** Tom Barry

Tom Barry called the meeting to order at 7:06 PM.

Those Board members present were: Tom Barry, Paul Brown, Judy Campbell, Robin Clapp, Nancy Conlan, Lisa McAdam Donegan, Don Judson, Denise Pillion, Jason Pufahl, Sue Orcutt, Ann Milner, and Brent Raymond.

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

**2. Approve Meeting Minutes**

Tom moved to accept the April Board Meeting and the April 18<sup>th</sup> Special Board Meeting minutes as amended with Don's correction to the total percentage of assessments received in the April Current Activity section. Don seconded the motion. All present were in favor.

**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	\$54,832.07
Deposits	\$7,725.00
Interest	\$5.00
Payments to: \$136.97 Ann Milner Welcome basket supplies and Rental Guidelines copies and postage	\$136.97
ENDING BALANCE	\$62,425.10

2023 YTD Spend

Expenses and Projects

\$7,700.28

Capital Fund

Beginning Balance - Savings Account	\$53,959.27
Deposits	\$0.00
Interest	\$2.07
ENDING BALANCE	\$53,961.34
Beginning Balance - Certificate of Deposit	\$40,034.59

Interest	\$32.89
ENDING BALANCE	\$40,067.48
Total Capital Fund	\$94,028.82

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (19)	\$25,856.58	54.95%
Current year only (24)	\$15,200.00	32.30%
Current through 3/1/23 (16)	\$6,000.00	12.75%
Total Owed (59)	\$47,056.58	100.00%

2023 Payments

2023 Assessment Total (133 Property Owners, 146.11 Assessments)	\$87,666.00
---	-------------

2023 Assessments Received		% of Assessment
Paid in Full (74)	\$47,466.00	54.14%
Delinquent Previous plus Current (10)	\$3,892.94	4.44%
Current year only (3)	\$1,000.00	1.14%
Current through 3/1/23 (16)	\$6,000.00	6.84%
Total Paid (103)	\$58,358.94	66.57%

Payments to prior balances	\$1,100.00
----------------------------	------------

Total Payments Received in 2023	\$59,458.94	68.29%
---------------------------------	-------------	--------

#### Current Activity

Don reviewed the April executive summary and the general ledger. The checking account beginning balance is significantly more than last year at this time and the expenditures are less than last year. The number of property owners with outstanding balances is similar to last year at this time. Ten property owners with outstanding assessments are making some effort to pay. Overall, we are on track with collections. A reminder bill will be sent to those who have not paid the first half of the assessment.

#### Reimbursements

Tom motioned to reimburse Ann \$107.27 for printing, stamps and envelopes for the mailing of the SOLitude information to those for whom we don't have emails. Don seconded the motion. All present were in favor.

### **4. Committee Reports**

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

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

The project is ready to go! Tom signed the easement for 30 Ashford Lake Dr. today. We received a bid of \$2,800 from Mansfield Tree to remove the hemlock trees on the border of 30 Ashford Lake Dr. where the pipe will go and one tree on the road. P. Willis said he was ready to proceed as soon as the trees are done. Tom and Nancy met with Spencer Schmeelk from P. Willis to review the details of the plan and bid. The contract was revised to \$53,930.00 (no changes except for the exclusion of taxes). Don made a motion to authorize Tom to sign the P. Willis contract as described. Ann seconded. All were in favor.

There are daffodils and day lilies across from 38 Ashford Lake Dr that will be destroyed with the project. Tom contacted the owners to notify them. The owners said that neighbors may help themselves to the flowers along the swale.

##### Mowing

Jordan Lamarre, from JCL Lawn Care LLC, is ready to start mowing. There will be no change to last year's rates.

##### Pothole Repair

Tom has not heard back from the person who repaired the potholes last year. Tom will also ask P. Willis to look at the sediment problem on Sunset Dr. and Hillcrest potholes when they are here working.

##### Road Sand

The street sweeping was too costly. Jordan will be asked to sweep and remove the sand at base of Sunset Dr.

##### Road Line Painting

The speed bumps and road lines need painting. Looking for volunteers. Tom has the materials.

#### **Environment: Sue Orcutt**

##### Phragmites/SOLitude Email Responses

The Board sent out a mailing to all property owners regarding the spraying the phragmites with Imazamox. The letter also asked property owners to respond to SOLitude Lake Management to allow email notification of when the treatment will be done. Sue contacted SOLitude and is waiting to hear back on how many additional yes responses were received. Emails will save ALPOA the cost of a mailing with postage.

Brent asked if there was a confirmation if you respond yes. Sue stated that there is no confirmation but that she has a list of emails for which positive responses were received.

##### Water Testing

On May 11<sup>th</sup> from 10-2, there will be a TLGV workshop at Roseland Park on blue green algae and water testing. Sue is planning on attending and others are welcome.

#### Geese

There has been no evidence of geese. There have been many sightings of eagles, hawks and fox which can be predators.

#### **Recreation: Denise Pillion**

##### TGIF Event

There were 16 people at the TGIF Event on April 28<sup>th</sup>. It was a great event to meet people and bring the community together.

##### Spring Clean Up

The Spring Clean Up will be Saturday, May 20<sup>th</sup>. Denise usually gets the pizza from Midway so she is looking into other ideas, possibly subs or pizza from Big Y.

##### Boat Racks

Glen is not sure how soon he will be able to make the boat rack. He may be able to get free materials.

##### Picnic Tables

The picnic tables at East Beach are in bad condition and may have to be replaced with smaller ones.

##### Sunset Beach Raft Anchor

The anchor for the Sunset Beach raft has move to the right and will need to be adjusted when the rafts are put in.

##### Beach Sand

Sand cannot be delivered to Sunset Beach because the truck gets stuck in the moist ground. Sand will be delivered to East Beach for the Spring Clean Up.

#### **Community Watch & Safety: Judy Campbell**

##### Litter

Judy has been walking the roads and picking up a lot of various types of garbage. She participates in Adopt-a-Road and tries to keep our roads clean. Everyone is encouraged to not litter and to pick up items when they can.

##### Mail

Judy found mail near a mailbox, put it in the mailbox and tried to contact the owner. She reminds all to not leave mail in mailboxes.

##### Pet Waste

There continues to be pet waste left on the roadsides and swales. Judy read a document regarding the hazards and health issues associated with pet waste. The DEEP considers it a pollutant. She suggested putting poop bags dispensers on high traffic roads.

Tom suggested putting the documentation on the website, Facebook and signs. Pet waste removal is a basic responsibility of dog owners.

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

##### Welcome Baskets

A welcome basket was delivered to the new owners at 422 North Road. A welcome guide and beach parking pass were mailed to the new owner of the 54 Lakeside lot.

## **5. New Business**

### Board Letter Request from Robert & Judy Campbell

Judy and Robert Campbell have requested a formal letter from the Board.

Tom explained the events leading up to the request. On April 21<sup>st</sup>, Tom drove by the Campbell's house at 21 Lakeside Dr. and noticed a canoe in a truck parked at the property. It wasn't a truck he recognized as belonging to Judy or Robert. He later also received a text from another property owner regarding the canoe. Tom sent an FYI text to Judy. He didn't hear back for a couple of days, so he looked at Vrbo where the property is listed. The Host is a former ALPOA resident, so Tom sent her an FYI text that there was an unfamiliar boat on the property which was not in keeping with the house rule of no boats, as well as the new ALPOA Rental Guidelines. On April 28<sup>th</sup>, Tom received a reply from Judy. After other texts, Judy and Robert asked for a formal letter from the Board. Tom has forwarded the series of texts to the Board.

Judy asked if Tom read the response from the Host. Tom responded that he never saw a response from the Host.

Jason asked if there was a concern of the canoe being in the water. Tom responded he did not see the boat in the water, but others had.

Judy commented on their request for a letter from the Board. She stated they were requesting a report with when the incident occurred, the person who reported it to Tom, what the person saw and documentation of the incident. They are waiting for the letter before they respond to the complaint.

Jason commented that it seemed to him that the incident was not so severe as requiring a letter from the Board.

Nancy responded that it was not a complaint but an observation. All that was needed was to contact the people staying at the house.

Tom stated that was not a complaint just an FYI.

Ann commented that the spirit of the new guidelines was for owners of STR's to provide their contact information to their neighbors so that they can be alerted if there is a concern.

Tom stated that the rental guidelines put the responsibility on the owner to abide by the guidelines.

Jason suggested we memorialize the incident with the document of the text. It is not the Board's responsibility to gather documentation.

Rosalie Bergeron responded that it is not a formal complaint. It was an FYI.

Tom requested that unless you are named in the request, you should not comment at this time.

Rosalie responded that we should all be able to comment.

Tom replied that he wouldn't stop anyone from commenting. He just wants to keep the discussion focused.

Brent asked if the request was to unmask who reported it or for clarifications of the guidelines.

Judy responded that their objective was for them to understand from the starting place to the end of the text from Tom. If a person made a report to Tom, then that person would have to be named. Then they will make a statement.

Tom replied that ALPOA doesn't need a statement back. The intent was to make the Campbells aware.

Denise stated that if someone saw a vehicle they don't normally see at her house, she would welcome someone to contact her. It's more of watching out for each other.

Brent asked Judy if there was any dispute over the fact that someone renting at 21 Lakeside brought a canoe. Judy answered that she could not respond until they get the information from the Board and review it with their attorney and then they would make their statement.

Brent asked Judy if she acknowledged that guests bringing a boat is part of the guidelines.

Judy responded yes.

Jason motioned that we use the document that Tom sent, with the context of the text between Tom and Judy, as documentation of what occurred on April 21. Don seconded the motion.

Brent objected on the motion. He stated that he didn't think we should place any onus on the Board. We should wait until there was a request from an attorney.

Jason responded that he thought that was reasonable.

Paul also objected to the motion.

Tom asked Jason if he wanted to withdraw his motion.

Jason withdrew his motion. He motioned that the Board does not respond unless we receive a request from an attorney.

Tom stated that he didn't think we should respond but also didn't want to invite a request from an attorney.

Jason motioned that ALPOA will not provide any written document to Judy and Robert Campbell concerning the incident that occurred on April 21, 2023. Sue seconded the motion. There were no comments. Judy abstained. All others were in favor.

#### Erica Backmann's Letter Regarding Privacy Fence

Erica Backmann was not able to attend the Board meeting but sent a letter to the Board that she requested be read and discussed. It was concerning a fence running to the water's edge which was to be built by her neighbors which would block her view of the lake. She was requesting the fence to stop eight to ten feet from the water. Jason read the letter aloud (see attached).

Tom stated that the only rule in the covenants regarding a fence is that the owners get permission from the Board to put up a fence. The Campbells did this months ago and the Board gave the approval.

Brent commented that in the environmental section on the website, it states that we should leave a riparian buffer line. Tom responded that that was in regard to the shoreline.

Jason commented that anytime the Board has given permission for a fence or outbuildings, we take into consideration sight lines. Everyone has right to a view of the water.

Tom stated that nothing was specified regarding sight lines in the approval of the fence. It's just customary that neighbors' views are taken into account when putting up a fence or structure.

Jason thought it was reasonable to ask Judy and Robert to have another conversation with their neighbor to revisit the fence and hopefully come to a resolution.

Denise stated that she made a compromise with their neighbor and cut down a tree which obstructed his view. We have a special community and want to respect our neighbors.

Brent commented that if we don't have a covenant then we just hope that everyone is neighborly.

#### **6. Next Meeting**

The next Board meeting will be June 6th on Zoom.

#### **8. Adjournment**

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

Respectfully Submitted,  
Ann Milner  
Recording Secretary  
May 16, 2023

Dear ALPOA Board:

I am sorry not to be able to deliver this message directly, but I have a prior commitment at my husband's workplace and cannot attend tonight's meeting.

Within the past two weeks, I have become aware of the scope of a privacy fence being erected between my property line and that of my neighbors, Judy and Robert Campbell.

I had made an erroneous assumption that their fence would end before the water line and would allow for my continued view of the lake from my bedroom window. As many of you know, one of the true pleasures of living on the lake is enjoying a cup of coffee while watching the morning light come up over the water! I typically do this from my bedroom every day that I'm at home.

Instead, I have been advised that the Campbells plan is to remove all the trees currently between our two properties (which is fine by me) and to run a fence down to the water, which is not.

While the Campbells are under no legal obligation to be good neighbors, I am hoping you as a Board can prevail upon them to leave approximately 8-10 feet of land closest to the water unfenced so that I am able to continue to see the lake from my bedroom window.

I am concerned that the "good neighbor" clause, which Tom Barry has advised ought to prevail in cases such as this cannot always be counted on, particularly when people are new, and/or have limited experience living cooperatively in our Ashford Lake community. Anything you can do to help encourage the Campbells to revisit their decision to run a fence down to the water's edge would be greatly appreciated.

Erica Backmann  
17 Lakeside Drive