

Ashford Lake Property Owners' Association Board Meeting

Zoom

May 6, 2024

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:08 p.m.

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

Absent were: Robin Clapp, Denise Pillion, and Diane Preble.

Homeowners Present was: Judy Campbell.

2. Approve Meeting Minutes

Tom moved to approve minutes of April Board Meeting as submitted. Jason seconded the motion. There were no comments. 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	\$53,505.25
Deposits	\$5,060.00
Interest	\$0.00
Payments to: JCL Lawn Care, LLC \$250.00 3-29-24 Swept sand and stone from bottom of Sunset Drive, cleaned Westview intersection and filled washout on edge of ALD by spillway. Town of Ashford \$60.00 Lien Release Fee USPS \$1.63 Postage for GHD Forbes Agreement Eastford Supply \$78.08 Lumber for Picnic Table Don Judson \$15.00 Reimbursement for Notary Fee on Small Claims Writ and Military Service Affidavits USPS \$8.97 Postage for Certified Return Receipt mailing of Small Claims Writ CT Superior Court \$97.33 Small Claims Filing Fee Town of Ashford \$2.00 Deed retrieval Brimar Industries \$55.78 Replacement Stop Sign. M&T Bank \$40.58 Credit Card Transaction Processing fees M&T Bank -\$250.00 New Merchant Bonus from Q4 2023	\$359.37
ENDING BALANCE	\$58,205.88

2024 YTD Spend
Expenses and projects

\$12,126.29

Capital Fund

Beginning Balance - Savings Account	\$34,607.46
Deposits	\$0.00
Interest	\$107.49
ENDING BALANCE	\$34,714.95
Beginning Balance - Certificate of Deposit	\$40,813.32
Interest	\$152.79
ENDING BALANCE	\$40,966.11
Total Capital Fund	\$75,681.06

Outstanding Assessments % of Owed

Delinquent Previous plus Current year (9)	\$15,329.70	43.91%
Current year only (20)	\$12,380.00	35.46%
Current through 3/1/24 (19)	\$7,200.00	20.62%
Total Owed (48)	\$34,909.70	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 (83)	\$58,826.00	68.51%
Delinquent Previous plus Current (6)	\$2,430.00	2.83%
Current year only (2)	\$550.00	0.64%
Current through 3/1/24 (19)	\$9,145.00	10.65%
Total Paid (110)	\$70,951.00	82.63%

Payments to prior balances	\$0.00
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	% of Budget	
Total Payments Received in 2024	\$70,951.00	82.63%

Executive Summary

Don reviewed the April Executive Summary. We are significantly ahead in assessments received and owed. We have received 82% of what we budgeted to receive. The delinquents are down to nine. Don is confident that we will have sufficient money available for road projects this summer.

General Ledger

Don compared the current amount spent for specific line items with the amount budgeted. We have spent more on snow removal/sanding and tree removal than last year.

We were reimbursed \$958.75 for the property owner’s portion of the Green Hill Drive Agreement legal fees.

We earned a bonus from M&T Bank for processing a certain amount of credit card payments.

Delinquencies/Small Claims

A small claims case was filed against one property owner who has been unresponsive to all ALPOA contacts.

Insurance

Don reported that an entity that owns property at Ashford Lake contacted ALPOA’s insurance agent, broker, and carrier to get insurance information which they don’t have authority to obtain. We had to engage our attorney who sent a cease-and-desist letter to the property owner(s). We haven’t yet been billed for this. Don is concerned that a larger potential impact could result in our rates being raised or being sent a non-renewal. The pool of carriers who will cover lake associations is shrinking.

4. Committee Reports

Roads and Grounds: Tom Barry

Preliminary 2024 Major Projects List

Tom sent the Board a list of possible major projects for 2024. Tom reviewed the quotes from P. Willis Construction. Tom is meeting with Perkins Acres Excavation tomorrow. Justin Cyr is a third possibility.

Signage

A new stop sign and street sign was replaced the old one which was knocked down.

Tree Removal

The tree at the entrance to lower Lakeside has been removed by the homeowner.

37 Sunset Property Update

Tom contacted the Ashford zoning agent who contacted the health department who contacted the Ashford building department, and no one can do anything about the empty house at 37 Sunset Dr. Tom also contacted the owner, and they are not sure whether to sell or fix up.

Environmental: Arta Dobbs

CFL/TLGV Volunteer Water Quality Monitoring

Arta attended the full day annual meeting of the Connecticut Federation of Lakes (CFL). One section discussed the state boat sticker program which applies to lakes with public boat launches. The second part was about the hydrilla invasion that is coming up the Connecticut River. People are asked to watch carefully. Then, Tracy Lizzotte, spoke about the water quality monitoring program. Arta completed the training, has the equipment and will take and report the measurements for Ashford Lake. Between April and October, preferably once a week but for a minimum of eight times, Arta will measure the lake’s temperature, quality, turbidity, and make observations of the plant growth, blooms and weather. Arta will then report the data on a special website. CSL provides funding for grants for lake associations who are members. Arta signed up for an individual membership and will pass on information to the Board. The CFL is also working with the North America Lake Management Society for Lake Appreciation in July. They suggested that there be a social activity promoting the lake such as a family Bingo.

Dam: Pat O’Leary

Emergency Action Plan (EAP)

The Pat presented and reviewed the draft EAP to the Board. The EAP describes Ashford Lake and the notification procedures and forms for correspondence in the event of a dam breach. There are descriptions of situations and what level of action is needed. For example, if there is a 2 ft. flow in the spillway, we should begin watching. Three feet of space would remain under the spillway. The highest observed has been 3-4 inches. The EAP also includes contact names which need to be updated every two years.

Recreation:

Boat Rack

Brent will confirm with his neighbor that he can build the rack. The budget is \$1,000.

Boat Rack Policy

Most boats on the rack don't have stickers, are left year-round and are overloading the rack. Diane emailed a draft boat rack policy to the Board for review. It would require people to apply for an assigned space on the rack and that the boats be removed at the end of the season. Board members should discuss the draft policy via email and be prepared to discuss at the next meeting.

Clean-Up Day

Clean-Up Day will be May 18th. During the Spring Clean-up, the boats on the existing rack will be removed so that the rack can be moved and leveled. Sand will be delivered to east Beach for spreading.

Goose Poop Container

A new sign is needed for the goose poop container. Ann will make and laminate the sign and Brent will put the container on Sunset Beach.

Picnic Tables

The three tables at Sunset Beach need the tops sanded and stained. Brent will take care of this.

Community Safety: Brent Raymond

Individuals were emailed an invitation to the Nextdoor app. No one was aware of who sent the invitation. Nextdoor duplicates the Ashford lake Property Owners Community Facebook page.

5. Next Meeting

The next Board meeting will be held on June 4th on Zoom.

Ann proposed having the July and August meetings be in person. There are new Board members since we met in person prior to the pandemic. In person meetings would provide opportunities to get to know one another and build working relationships. Ann will host the July meeting on either July 2nd or 9th. Don will host the August 6th meeting.

7. Adjournment

At 8:42 p.m. Tom motioned to adjourn the Regular Session of the Board meeting and move to Executive Session. Ann seconded the motion. All present were in favor.

Respectfully Submitted,

Ann Milner
Recording Secretary
May 29, 2024