

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

May 13, 2025

1. Call to Order: Tom Barry

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

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

Board members absent were Paul Brown, and Robin Clapp.

Property owners present was Judy Campbell.

2. Approve Meeting Minutes

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

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$51,020.54
Deposits	\$3,300.00
Interest	\$0.00

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Payments to:	
Ann Milner \$140.41 Welcome Baskets	
Mansfield Tree Service \$1,800.00 Birchwood Drive: Remove 4 Trees, Clear brush in drainage ditch, Trim 3 Trees	
Town of Ashford \$60.00 Lien Filing Fee	
JCL Lawn Care, LLC. \$500 3/26/25 haul gravel, fill potholes, cut up tree	
Jacobs, Walker, Rice & Barry \$288.00 Emails re: Statutory Liens	\$3,084.81
Don Judson \$16.50 Reimbursement for Notary Fees and Copies	
M&T Bank \$37.42 Credit Card Processing Fees	
USPS \$17.52 Postage for April Bills to 24 Property Owners	
USPS \$30.30 Priority Mail with Confirmation for three Small Claims Writs	
CT Superior Court \$194.66 Filing Fee for two Small Claims cases	
ENDING BALANCE	\$51,235.73

2025 YTD Spend

Expenses and projects	\$19,317.65
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Capital Fund

Beginning Balance - Savings Account	\$45,577.14
Deposits	\$0.00
Interest	\$37.47
ENDING BALANCE	\$45,614.61

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Beginning Balance - Certificate of Deposit	\$42,471.53
Interest	\$123.90
ENDING BALANCE	\$42,595.43
Total Capital Fund	\$88,210.04

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (10)	\$16,854.16	50.52%
Current year only (12)	\$7,235.00	21.68%
Current through 3/1/25 (26)	\$9,275.00	27.80%
Total Owed (48)	\$33,364.16	100.00%

2025 Payments

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

% of Assessment

Paid in Full (83)	\$54,156.00	63.07%
Delinquent Previous plus Current (6)	\$2,835.00	3.30%
Current year only (3)	\$1,798.00	2.09%
Current through 3/1/25 (26)	\$9,325.00	10.86%
Total Paid (118)	\$68,114.00	79.33%

Payments to prior balances	\$0.00
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% of Budget

Total Payments Received in 2025	\$90,284.75	105.15%	\$68,114.00	79.33%
			\$90,284.75	\$90,284.75
			105.15%	105.15%

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Executive Summary

Don reviewed the expenses from the April executive summary. He also reported that the outstanding assessments and payments are very similar to last year at this time.

General Ledger

Don highlighted items from the general ledger. He reported that we overspent the Road Maintenance budget by \$85 but everything else is well within budget.

Small Claims

Two cases have been filed in Small Claims Court. Amounts owed are \$3,500 and \$3,300. Property owners have until May 21st to respond to the court.

4. Committee Reports

Roads and Grounds: Tom Barry

Major Projects and Road Repair Discussion

Tom had forwarded the bids from P. Willis Construction for dirt road work, Ashford Lake Dr drainage and Sunset Beach upgrades. The dirt road quotes were more than we want to spend. Tom also requested bids from J M Cry Construction and Dan Leggit for the dirt road repairs for Sunset, Campert and Lakeside Drives. J M Cyr has not sent a bid and Dan Leggit decline the work due to health issues. Tom recommended approving the Farm Dr. bid from P. Willis Construction. Tom motioned to have Farm Dr repaired by P Willis Construction as described on his proposal that was submitted for \$10,278.75. Don second the motion. Brent opposed. All others approved. There were no abstentions.

Lower Lakeside Dr also has some repairs needed. Tom will ask P Willis Construction to take a look and address when they are working on Farm Dr.

The bid for Sunset Beach was \$12,950 and will be completed in the fall so it won't interfere with beach use.

Pat will look at the areas of paving needs with Spencer from P Willis Construction and determine recommendations of which areas to address with the funds we have left.

The Lakeside and Ashford Lake Drives drainage will be pushed to next year.

The catch basins need to be cleaned out. Tom will contact the person who did it last time and obtain a quote.

There is a pipe that needs a patch on Birchwood where the trees were removed.

Dam: Pat O'Leary

There are no mandated scheduled items to address.

Environment: Arta Dobbs

Beach Water Testing

Arta will schedule the seasonal beach water testing for mid July and August.

Recreation: Denise Pillion

Beach Rafts

The Sunset Beach raft buoy is either underwater or missing. The ladders need to be put on the rafts before putting them out.

Spring Clean Up

The Spring Clean Up will be May 18th from 8:00-10:00.

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Sand

A permit is needed to add sand. Brent will buy a rake to leave at Sunset beach.

Garden Tour

There will be a Garden Tour on June 21st. The rain date is June 22nd.

5. Next Meeting

The next Board Meeting will be held on Tuesday, June 3rd at 7:00 on Zoom.

6. Motion to Adjourn and Open an Executive Session

At 8:09 p.m. Brent motioned to adjourn the Regular Session and move to Executive Session. Tom seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
May 30, 2025