

Approved

**Ashford Lake Property Owners' Association Board Meeting
Zoom
November 12, 2024**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:09 p.m.

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

Absent were Paul Brown, Robin Clapp, Arta Dobbs, and Jason Pufahl.

Property owner present was Judy Campbell.

2. Approve Meeting Minutes

Tom motioned to approve the Annual Meeting and October Board Meeting minutes. 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 October including expenses, outstanding assessments, and year to date payment activity.

Checking Account

Beginning Balance	\$36,371.26
Deposits	\$1,530.00
Interest	\$0.00
Payments to:	\$11,827.58
Target Enterprises \$806.35 Culvert Pipe for Avellone	
M&T Bank \$14.50 Credit Card Processing Fees	
Mullen & Mahon \$10,622.04 General Liability Insurance 11/1/24 to 10/31/25	
Ann Milner \$60.74 Reimbursement for Annual Meeting Refreshments	
Paul Brown \$98.02 2 @ 50lb. bags asphalt patch	
Knight Construction \$225.93 Processed gravel for pipe repair	
ENDING BALANCE	\$26,073.68

2024 YTD Spend

Expenses and projects	\$63,379.62
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Capital Fund

Beginning Balance - Savings Account	\$35,175.76
Deposits	\$0.00
Interest	\$117.30
ENDING BALANCE	\$35,293.06
Beginning Balance - Certificate of Deposit	\$41,728.65
Interest	\$144.50
ENDING BALANCE	\$41,873.15
Total Capital Fund	\$77,166.21

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (6)	\$11,328.00	67.80%
Current year only (7)	\$4,080.00	24.42%
Current through 3/1/24 (4)	\$1,300.00	7.78%
Total Owed (17)	\$16,708.00	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 (114)	\$81,764.75	95.22%
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Delinquent Previous plus Current (5)	\$2,205.00	2.57%
Current year only (3)	\$2,670.00	3.11%
Current through 3/1/24 (4)	\$3,645.00	4.24%
Total Paid (126)	\$90,284.75	105.15%

Payments to prior balances	\$0.00	
		% of Budget

Total Payments Received in 2024	\$90,284.75	\$90,284.75	105.15%
	105.15%	\$90,284.75	\$90,284.75
		105.15%	105.15%

Liability Insurance Update

ALPOA was able to procure new liability insurance for a \$200 higher premium than last year. However, we had to change the coverage from a \$4 million limit with a \$2 million limit per occurrence to a total of \$2 million limit. The new policy began November 1st.

Executive Summary

Most of the October expenses was the insurance premium. There is \$25,000 more than last year at this time in the checking account. The Capital Fund continues to grow with interest. The outstanding assessments are 17 property owners owing \$16,000. This is quite a bit less than last year. The collections are going well. Property owners are paying old debts so that is how there is 105% of the assessment paid.

General Ledger Summary

Twenty property owners used a credit card to pay \$14,430 in assessments at a cost of \$148. Don is expecting to receive another \$2,000 this year. In the last 10 years ALPOA has never been owed less than this year. Don reviewed the anticipated expenses for the rest of the year. These are things that either occurred and not billed as in the case of the dam mowing, and possible expenses such as snow removal, as well as contributions to the Capital Fund and community organizations. He projects that we should end the year with about \$12,000.

Annual Capital Fund Contribution

Given the current cash position, Don recommends transferring \$10,000 rather than \$5,000 to the Capital Fund. Comments from the Board were all in favor of this recommendation. Don motioned to transfer \$10,000 to the capital account from the operating account. Tom seconded the motion. All present were in favor.

Community Organization Donations

Don motioned to authorize Tom to make \$600 in donations to community organizations. \$150 to each fire department of Ashford and Eastford, and \$150 to each of the food pantries in the Living Proof Church in Ashford and the Eastford food pantry. Ann seconded the motion. All present were in favor.

Revised 2025 Budget

Since the insurance premium was only \$200 more than originally budgeted, Don prepared a new budget similar to version 1 of the three budgets prepared. This budget still allows for a significant

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insurance increase next year as a contingency. Don motioned that the Board accept the third and final budget. Tom seconded the motion. All were in favor. There were none opposed.

Billing

Don will send out a final 2024 billing at the end of month. The 2025 bills will be sent out in early January.

4. Committee Reports

Roads and Grounds: Tom Barry

Fall Clean-Up

The slope on the dam has been cleared. Leaf blowing of the swales is in progress. The trees on Ashford Lake Drive have been cut. There is still one more tree on Birchwood which needs to come down. Bills for these services have not been received yet.

Ashford Lake Drive Culvert Pipe

A culvert pipe at 99 Ashford Lake Drive was crushed and needed to be replaced. Tom got bids which were \$3,000. The homeowner took care of the replacement and ALPOA purchased the materials at a cost of \$1,000.

Lakeside Drive Tree Removal

There are 9 white pine trees on ALPOA property which break during storms and are a liability. Tom got three bids for their removal. The lowest one was from John's Tree Removal for \$3,100. They have provided their certificate of insurance. The Cayes, the adjacent property owners, are in agreement with the removal. Tom motioned to allocate \$3,100 to remove the 9 pine trees on ALPOA property on Lakeside Dr. Don seconded the motion. All present were in favor.

Both the culvert and tree work were included in Don's 2024 forecast.

Lakeside Drive Lots

There are two lots on Lakeside Drive which have been recently purchased and the owners are clearing and preparing them to build in the spring.

Dam: Pat O'Leary

Nothing new to report.

Environment: Arta Dobbs

Continuing to work on the project from the Connecticut Federation of Lakes. The water levels are low due to the lack of rain.

Community Watch and Safety: Brent Raymond

The no burn information from the Ashford First Selectwoman was posted on the website and emailed to property owners.

Recreation: Denise Pillion

Pumpkin Fest

There was a smaller turnout this year. However, there were many trick or treaters.

Boat Racks

Brent reported that there were ample spaces for boats this year with the additional rack. The newer one should take heavier vessels with the lighter ones on the top.

Denise and Ann will use the boat stickers to contact boat owners who still have their boats on the racks and remind them of the need to remove them.

Diane will resend the Boat Rack Policy drafts for the Board to review for a discussion at the December meeting.

Beach Parking Passes

The current passes are two years old. Ann will make new ones to include with the January bills.

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5. Next Meeting

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

6. Motion to Adjourn and Open an Executive Session

At 8:11 p.m. Tom motioned to adjourn to Executive Session. Brent seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
December 1, 2024