

Ashford Lake Property Owners' Association Board Meeting
73 Lakeside Dr./Zoom
November 7, 2023

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:11 PM.

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

Board members absent: Paul Brown and Arta Dobbs.

Homeowners Present: Judy Campbell

2. Approve Meeting Minutes

Tom moved to accept the October Annual Meeting, Board Meeting and Executive Session minutes as submitted. Denise seconded the motion. There were no comments. Pat abstained and all others present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$11,225.81
Deposits	\$1,335.00
Interest	\$4.82

Payments to: Thomas Barry \$17.00 Additional P.O. Box Key Jason Pufahl \$147.66 Annual Meeting Post Cards JCL Lawn Care \$1,180.00 9/1 Mowed dam, beach, Sunset swale, swale across from Bergeron. \$290 9/15 Mowed dam, beach, Sunset swale, Farm Dr. swale, path at end of Farm Dr., swale at top of Sunset Dr. \$350 9/19 Clear brush at corner of Birchwood intersection. \$250 10/5 Mowed dam, beach, Sunset swale, swale across from Bergeron. \$290 Ann Milner \$168.26 Annual Meeting Materials / Welcome Baskets Mullen & Mahon \$10,018.56 General Liability Insurance Annual Premium DreamHost \$383.88 Annual Hosting Fee for new Website	\$11,915.36
ENDING BALANCE	\$650.27

2023 YTD Spend
 Expenses and projects \$110,002.08

Capital Fund

Beginning Balance - Savings Account	\$33,970.11
Deposits	\$0.00
Interest	\$33.96
ENDING BALANCE	\$34,004.07
Beginning Balance - Certificate of Deposit	\$40,235.61
Interest	(\$158.97)
ENDING BALANCE	\$40,076.64
Total Capital Fund	\$74,080.71

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (13)	\$20,309.79	79.74%
Current year only (6)	\$3,950.00	15.51%
Current through 3/1/23 (5)	\$1,211.79	4.76%
Total Owed (24)	\$25,471.58	100.00%

2023 Payments

2023 Assessment Total (132 Property Owners, 144.11 Assessments for 2024)	\$87,666.00
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2023 Assessments Received		% of Assessment
Paid in Full (106)	\$71,122.25	81.13%
Delinquent Previous plus Current (7)	\$2,325.00	2.65%
Current year only (1)	\$250.00	0.29%
Current through 3/1/23 (6)	\$2,500.00	2.85%
Total Paid (120)	\$76,197.25	86.92%

Payments to prior balances	\$3,745.03
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Total Payments Received in 2023	\$79,942.28	91.82%
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Current Activity

Don reviewed the October executive summary. The checking account balance is a great deal less than last year at this time. If there are more bills before the end of the year, money from the Capital Fund can be transferred. Don reviewed the general ledger in detail to show what items most of the \$110,002 year to date spends were used for. (Ashford Lake Dr. drainage project, insurance, snow plowing, legal fees, and mowing) The Capital Fund savings account interest was significantly higher than usual because the account was changed to a Commercial Market Advantage account that now receives 4.6% interest as opposed to .02%. The CD account shows a loss because it was changed to a 12 month CD with 4.5% interest, which is 4 times higher than the previous CD. There was a penalty for early withdrawal; however, it will take only two months

to break even. Two abutting properties are now owed by one owner so next year there will be one less assessment. Don is not recommending making any community contributions this year due to the current cash availability.

2024 Proposed Budget

Don, Tom and Diane put together a proposed 2024 budget, which Don discussed comparing it with the 2023 approved budget and what was actually spent in 2023 plus a forecast of what will be spent for the remainder of 2023. The total payments received are 93% of what was budgeted. The cash carryover from 2023 is low and less than budgeted. 2024 budget expenditures are based on what is historically spent for items such as snow plowing, road maintenance, mowing, communications, and administration. The road project budget was reduced to make cash available for other items and contribute to the Capital Fund. The recreation budget was increased to allow for an additional boat rack at Sunset Beach. The legal and insurance budgets were increased.

The Board discussed the major projects budgeted amount and agreed to lower it even more to bring the budget in balance.

Don motioned to accept the 2024 proposed budget as presented and to present it before the general membership. Jason seconded the motion. All present were in favor.

Delinquencies

There are eight members who have significant assessment balances and will be the focus of collections and small claims if needed.

Credit Card Assessment Payments

The CT State Department of Consumer Protection has a new regulation, which does not allow for passing the credit card fee on to the payer. The Board discussed options to continue allowing payments by credit card. It was decided that the Association would pay the fee for now and at the next annual meeting it would be addressed.

Invoices Received

\$315 from SOLitude Lake Management for the mailed notifications for spraying last summer. \$1500 from JCL Landscaping for work at the dam, spillway and the Oakview swale. \$975 for the attorney. Pat motioned to borrow \$5,000 from the Capital Fund to cover the invoices from October, November and December to be repaid to the Capital Fund no later than the end of February 2024. Ann seconded the motion. All present were in favor.

4. Committee Reports

Dam: Don Judson

Emergency Action Plan

The DEEP has changed some requirements, which require us to update the dam's Emergency Action Plan (EAP). Pat will work with Karl Acimovic to get this done.

Environment: Tom Barry

Blue Green Algae Bloom

There was a fall blue green algae bloom that lasted a little longer than it usually does. The signs were posted.

Lake Water Monitoring

Jean Pillo, from TLGV, has requested the number of volunteer hours our members donated. Nancy will consult with Sue.

Phragmites and Cattail Spraying

There is no plan to spray next year. There will be an additional expense to clear out the dead cattails when the lake freezes.

Recreation: Denise Pillion

Pumpkin Fest

The Pumpkin Fest was fun and had good participation.

Upcoming Events

Turkey Trot on Thanksgiving morning at 8:30. Maybe a Cookie Swap in December. In January, if there is no ice for a Winter Fest, maybe a Murder Mystery Night.

Communication:

Website Upgrades

The redesigned website is live. Thank you Robin for your wonderful work!

Welcome Basket

A welcome basket was delivered to the new owner at 60 Ashford Lake Dr.

5. Budget Meeting Planning

Date, Time, Location, Notification,

There will be a special general membership meeting to approve the 2024 budget on December 9th at 9:00 am. Ann will see if the meeting room in the Ashford Town Hall is available. There will be a Zoom option. Jason will mail postcard notifications to those for whom we don't have email addresses. Ann will email notices.

8. Next Meeting

The next Board meeting will be held after the Budget Meeting on December 9th.

9. Adjournment

At 8:51 p.m. Tom motioned to adjourn to executive session. Ann seconded the motion. All present were in favor.

Respectfully Submitted,
Ann Milner
Recording Secretary
November 15, 2023

