

Approved

**Ashford Lake Property Owners' Association Board Meeting
October 5, 2024
Ashford Senior Center**

1. Call to order: Tom Barry

Tom Barry called the meeting to order at 10:56 a.m.

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

Absent was: Pat O'Leary

2. Approve Meeting Minutes

Tom moved to accept the September Board Meeting minutes as submitted. Nancy seconded the motion. All present were in favor.

3. Old Business

Request to Change the Minutes of the January and February 2024 Board Meeting

The Board has received a second request to change the minutes from the January and February Board meetings. Per ALPOA's attorney, CIOA regulates how we record minutes and Robert's Rules of Order, which we follow, does not allow original minutes to be redacted. The minutes may be amended and both the original and amended be posted. Tom motioned to amend the minutes from the January and February 2024 Board Meetings to accommodate a request from a property owner's attorney. Brent seconded the motion. All present were in favor.

Land Use Proposal

Bob Zanlungo's attorney has proposed a way to ensure that the property would be a single use residential property. Bob would adopt a covenant that states this and record it in the Eastford Town records. ALPOA would then do a land agreement giving the right to use Green Hill Dr to access his property with no lake access.

The Board discussed concerns with the proposed process where the Board would make the agreement, but the rest of the Association would not have a say.

The Board decided to have ALPOA's attorney review the options and make a recommendation.

4. New Business

Community Forum

The Town of Ashford is having a Community Forum on October 16th and has invited members of the various communities to attend. Jason is planning to attend.

5. Election of Officers

The present officers are willing to continue in their positions. Denise motioned to keep the four officers in their present positions. Nancy seconded the motion. All present were in favor.

6. Next Meeting

The next meeting will be held on November 12th at 7:00 on Zoom.

7. Adjournment

Tom motioned to adjourn at 11:50. Ann seconded the motion. All present were in favor.

Respectfully Submitted,

Approved

Ann Milner
Recording Secretary
October 30, 22024