

Approved

**Ashford Lake Property Owners' Association
Annual Meeting
October 4, 2025
Ashford Town Hall**

1. Call to order: Tom Barry

Tom Barry called the meeting to order at 9:04.

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

Absent were Paul Brown, Robin Clapp, Pat O'Leary and Brent Raymond.

A total of 20 voting parcels were represented including the Board members present.

2. Committee Reports

Financial: Don Judson

Executive Summary

Don reviewed the executive summary of the current activity in 2025 year to date and compared it to last year at this time. (See attached) Expenses have been less this year due to fewer road projects completed thus far. We were able to make a \$10,000 deposit to the Capital Fund in 2024. We have received 103% of what we budgeted to receive for the whole year in assessments. All but three of the property owners have paid something and 115 of the 131 property owners have paid in full. People are paying down their delinquent assessments. The amount owed to ALPOA is showing a trend line going down from 2015-2025.

Questions and Comments from the floor:

Keith Phelps, 124 Lakeside Dr., inquired about how much the insurance costs from last year increased. Don replied that the insurance premium increase was not as much as he thought it would be. Quotes for this year are still coming in but so far one quote was \$500 less than last year for the same coverage.

Keith Phelps asked if it would be cheaper to purchase equipment and have volunteers do the road work projects? Tom replied that some projects require heavy duty equipment. If people have the equipment, they could do small projects like filling potholes. Keith replied that he would be happy to help.

Arthur Roberts, 9 Lakeside Dr., commented that over the last 34 years, there were people who did that. However, experts are needed for engineering the roads.

2026 Proposed Budget

Don then reviewed the comparison of the 2025 Approved Budget and the 2025 Actual as of 9/28/25 plus the anticipated income and expenses. (See attached) The carryover from 2024 was under what was expected. However, ALPOA will conclude 2025 under budget for expenses and ahead of budget for collections. Our current financial position will allow the following: ALPOA will carry enough cash into 2026 to continue operations until 2026 assessments come in. ALPOA can budget for expected income and expenses in 2026 while contributing \$10,000 to the Capital Fund.

Don then reviewed the 2026 Budget which is based on last year's expenditures and is very similar to last year's budget. The only significant change is to increase the Dam Maintenance budget to \$5,000 for the inspection of the dam which is required by the DEEP every five years. There was

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one more lot consolidation since the last budget. Don noted is that there have been 15 lot consolidations since 2005 resulting in \$9,000 less in income based on assessments of \$600.

Questions and comments from the floor:

- Rose Bergeron, 65 Lakeside Dr., commented that last winter there was a lot of ice on Lakeside Dr. Tom stated that the roads are sanded every time they are plowed. The Board needs to be notified of icy spots so the plowing company can be directed to address them.
- Arthur Roberts asked if there was a targeted cap for the Capital Fund. Don responded that there wasn't. Arthur followed up by asking if we should get insurance for the dam. That way we could put less into the Capital Fund because the insurance would cover it. Don will look into a policy.
- Rose asked what would happen if the dam failed. Maybe we should have insurance on it. Tom responded that ALPOA property would not be damaged, but property values would go down. Don commented that for the last ten years we have been focusing on the care of the dam so there is not an issue. The Emergency action plan is comprehensive in the event of a catastrophic dam failure. Tom commented that the biggest damage to the dam can be caused by tree roots and animals. That is why yearly clearing is done.
- Carol Barry, 42 Farm Dr, stated that even if the insurance cost is high, we should have the coverage.

2026 Budget and Annual Assessment

Don motioned to accept the 2026 Budget as proposed and maintain the \$600 assessment for 2026. Arthur Roberts seconded the motion.

Votes: Yes: 20. None opposed or abstained. The motion passed.

Tom commended Don for his work on the finances. He noted that Don also works on getting judgements from small claims and works with lenders to receive funds for delinquent accounts.

Roads and Grounds: Tom Barry

2025 Projects

Tom summarized the items accomplished in 2025.

- Farm Dr was graded and topped with processed gravel by P. Willis Construction.
- The potholes were filled by JCL Lawn Care.
- The catch basins were cleaned.
- A stop sign was added to the intersection of Hillcrest and Lakeside for safety measures.
- Unhealthy trees were removed from Birchwood and Ashford Lake Dr. Trees were pruned on Lakeside Dr.
- Overlays will be completed on a section of Hillcrest (482 x 19 ft.) before the end of the year. Pat O' Leary recommended addressing this before the base needs to be totally removed. There are various roads in need of this and will be addressed in the future.
- The Sunset Beach drainage work has been deferred. The base of the hill is very wet in the spring. The plan is to install drainage, clear the swale and expand the sand area. This first needs to be approved by Ashford Wetlands Commission.

Tom has requested a 2026 plowing contract from Mansfield Tree.

Lake Volunteer Recognition

Tom thanked the many residents who voluntarily perform tasks around the lake that the Association would otherwise have to hire someone to complete.

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Harry Marshall for helping with the line striping.

Rob, Lauren and Phillip Trotta for painting the speed bumps.

Glen Orcutt for repairing the Sunset Beach picnic table bench.

Joshua Barber for keeping the Sunset Beach in good condition.

The many others who clear the swales, pick up trash and remove small fallen trees from the roads.

Environmental: Arta Dobbs

Annual Beach Water Testing

The water was tested for E coli at East and Sunset Beaches, and the reports are posted on the ALPOA website. The results were very low.

Environmental Quality

Arta reported on the various wildlife sightings on Ashford Lake; heron, cormorant, snakes, clams which filter the water, great egret, turtles lined up on a log, fish, spawning pools and fox. There were no nesting geese. The air quality was affected at times by the Canadian wildfires. There were also pollen accumulations on the water at times. Residents reported also seeing a bear and a bobcat.

Dam: Tom Barry for Pat O'Leary

Tom reported that an Emergency Action Plan is in place and the likelihood of something happening to the dam is remote according to the last engineer inspection.

The dam was inspected in 2021, and the next inspection required by the DEEP is due in 2026. An engineer will be hired to complete the inspection and file the report to the DEEP.

The annual clearing of the brush on the slope and spillway will be completed shortly.

Recreation: Denise Pillion

The rafts are in for the season. The ladder at Sunset Beach was lost. The Board will discuss if it will be replaced.

There was a fishing Derby this fall. Next year it will be in the summer so as not to conflict with fall sports.

A Lake Lunch Bunch was started. Area restaurants are explored every month. Information is posted on Facebook.

Denise has boat stickers if anyone needs one.

T-Shirts are available. Joshua Barber has organized it and there is information on Facebook.

Diane Preble reminded everyone to remove their boats from the ALPOA boat racks by November 1st. Applications will be sent out for spots on the racks for next year.

Comments from the floor:

-Keith Phelps, 124 Lakeside Dr., stated that since there are more kids at the beaches, there should be life preservers at both beaches for safety. Arthur Roberts agreed and added also on the floating rafts.

-Tom added that CT state law requires anyone on a canoe, kayak, or stand-up paddleboard must wear a personal flotation device (PFD) when you're on the water from October 1st to May 31st.

-Rob Trotta, 22 Lakeside Dr., recognized Denise for her time on lake events which develop community and promote safety since we get to know our neighbors.

Community Watch & Safety: Tom Barry for Brent Raymond

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The only concerns to report are reminders to pick up after pets and to drive within the speed limit. If there is an emergency or concern, residents should call the State Police.

3. Election of Board Members for a 2-Year Term

The six sitting members whose terms are up, offered to remain: Jason Pufahl, Don Judson, Diane Preble, Arta Dobbs, Pat O'Leary, and Robin Clapp.

Tom motioned that the six members be reappointed to another 2- year term on the Board of Directors. Arthur Roberts seconded the motion. Votes: Yes: 20. None opposed or abstained. The motion passed.

If there is a vacancy in the future, give us your name if you think you would be interested, and we will contact you.

4. Any Other Business

Ashford Lake Scrapbook

Jason reported that an Ashford resident gave the Board a scrapbook chronicling the history of Ashford Lake. There are pictures of the folks involved in creating the Lake and the early homes. It will be posted on the website.

5. Adjournment

A motion was made to adjourn by Arthur Roberts and seconded by Walter Wassil at 10:35.

Respectfully Submitted,
Ann Milner
Recording Secretary
November 2, 2025

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Outstanding Assessments			% of Owed			Outstanding Assessments			% of Owed		
Delinquent Previous plus Current year (5)						Delinquent Previous plus Current year (6)					
Current year only (4)						Current year only (7)					
Current through 3/1/25 (7)						Current through 3/1/24 (9)					
Total Owed (16)						Total Owed (22)					
			\$8,891.53	65.56%					\$1,678.00	64.21%	
			\$2,730.00	20.13%					\$4,080.00	22.43%	
			\$1,940.00	14.31%					\$2,430.00	13.36%	
			\$13,561.53	100.00%					\$18,188.00	100.00%	

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