

**Ashford Lake Property Owners' Association Board Meeting**  
**86 Ashford Lake Dr.**  
**September 3, 2024**

**1. Call to Order: Tom Barry**

Tom Barry called the meeting to order at 7:11 p.m.  
 Those Board members present were Tom Barry, Nancy Conlan, Arta Dobbs, Don Judson, Ann Milner, Denise Pillion, Pat O'Leary, Jason Pufahl and Brent Raymond.  
 Absent were Paul Brown, Robin Clapp, and Diane Preble.  
 Homeowners present were Joe and Cindy Pacheco.

**2. Approve Meeting Minutes**

Tom moved to approve minutes of the August Board Meeting as submitted. Don seconded the motion. All present were in favor.

**3. Treasurer's Report: Don Judson**

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

Checking Account

Beginning Balance	\$56,056.46
Deposits	\$5,565.00
Interest	\$0.00
Payments to: Karl Acimovec, P.E. - Emergency Action Plan for Dam \$2,800  Jacobs, Walker, Rice & Barry, LLC \$357.50  Microbac Laboratories, Inc. \$182.50 (Beach Water Test)  Denise Pillion - Pot Luck Supplies \$14.00  M&T Bank \$37.70 Credit Card Processing Fees  Berkshire Bank - Safe Deposit Box Rental \$80.00	\$3,471.70
<b>ENDING BALANCE</b>	<b>\$58,149.76</b>

2024 YTD Spend  
 Expenses and projects \$24,957.49

Capital Fund

Beginning Balance - Savings Account	\$34,946.08
Deposits	\$0.00
Interest	\$112.77

Approved

ENDING BALANCE	\$35,058.85
Beginning Balance - Certificate of Deposit	\$41,417.95
Interest	\$155.06
ENDING BALANCE	\$41,573.01
Total Capital Fund	\$76,631.86

Outstanding Assessments % of Owed

Delinquent Previous plus Current year (6)	\$11,818.00	50.66%
Current year only (10)	\$5,880.00	25.21%
Current through 3/1/24 (15)	\$5,630.00	24.13%
Total Owed (31)	\$23,328.00	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 (100)	\$70,584.75	82.20%
Delinquent Previous plus Current (5)	\$1,715.00	2.00%
Current year only (3)	\$2,670.00	3.11%
Current through 3/1/24 (15)	\$8,645.00	10.07%
Total Paid (123)	\$83,614.75	97.38%

Payments to prior balances	\$0.00
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% of Budget

Total Payments Received in 2024	\$83,641.75	97.38%
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Executive Summary

Approved

Don reviewed the August Executive Summary. He reported that we are in a good position in terms of cash and receipts as compared to last year. There are currently only six property owners who are delinquent. Five out of six of them have paid something this year. There are ten fewer people and \$10,000 less owed than last year at this time. 123/131 assessments are either paid in full or partially paid which is 97% of what was budgeted to receive. We should be able to carry more cash forward to next year than we did last year. We should also be able to make the \$5,000 transfer to the Capital Fund and the yearly charity donations which we were unable to do last year.

#### General Ledger

Don noted that we are \$1,800 over budget for Dam Maintenance. This is due to completing the Emergency Action Plan which we were not aware had to be done this year. We have spent none of the \$2,500 budgeted for Other Maintenance.

#### Liability Insurance

ALPOA has been notified by the insurance company that our liability insurance will not be renewed, and the policy terminates on October 31, 2024. The insurance agent is working to find another policy.

#### Discussion

Pat suggested adding more than \$5,000 to the Capital Fund. Infrastructure costs have gone up. ALPOA would need equity to get a loan from a bank if we had a major need.

## 4. Committee Reports

### **Roads and Grounds: Tom Barry**

#### Update on Major Projects

The paving on Ashford Lake Dr is finished. The ramp at Sunset Beach is done. The drainage work is completed. The paving on Farm Dr will be completed soon. There is no indication of any extra costs.

#### Dead Tree Removal

Still waiting for Mansfield tree to remove the dead trees in the swale on Ashford Lake Dr. Their bucket truck is temporarily out of commission.

#### Sunset Stump

A request has been sent to Ashford Public Works Department.

#### Snow Plowing Contract Renewal

No contract/bid has been received yet.

### **Environmental: Arta Dobbs**

#### Water Testing

The water at both beaches was tested for E. coli on August 7<sup>th</sup>. The results for both beaches were well under the safe limits. (3.1/235 and 12.2/235) The results have been posted on the website.

#### Water Quality Monitoring

Arta reported that the water quality measurements were very good this year. The water has been clear so you can see to the bottom. The season for algae blooms is now.

Arta shared information on the CLEO toolkit (Citizen-led Environmental Observatory). She will send the CLEO document to the Board for review and future discussion of possible implementation of something similar at Ashford Lake.

#### Wildlife

A fox pair have been frequently seen around the lake by many residents.

### **Recreation: Denise Pillion**

#### ALPOA Potluck Picnic

The Potluck Picnic was fun despite the weather. About 30 people enjoyed the games and good food.

#### Future Events

A Pumpkin Fest is planned in October on Sunset Beach.

#### Beach Rafts

Denise, Matt and Brent will remove the rafts.

#### Boats

All boats need to be removed from the beaches by November 1<sup>st</sup>.

**Community Safety:**

Brent reported that an ATV was riding on lake roads recently. The ATV information from the ALPOA website was shared with the ALPOA member and that took care of their understanding of the non-use of ATV's on ALPOA roads.

**5. Old Business**Land Use Proposal

Joe Pacheco asked for clarification of possible future access to the lake from non-ALPOA property. Tom reviewed the two proposals from Bob Zanolungo to make his non ALPOA property accessible.

Option 1: Bob would deed his land to ALPOA, and it would become part of the Association and then ALPOA would deed it back. This requires 70% of the entire Association to approve. The advantage to the Association is that the property could not be parceled.

Option 2: The land use agreement would allow Bob to access his property using Association roads since access from Ashford Rd. is very difficult. There is precedent for this. Bob would pay an annual fee, have no rights to the lake only the right to use the roads, pay for the for the improvement of the paper roads, and agree to his property being only a single use lot. The Board's concern with this proposal is ensuring that the property is declared as a single use lot to all successive owners.

**6. New Business**Plan for Annual Meeting

The annual meeting will be October 5<sup>th</sup> from 9-11 at the Ashford Senior Center. The Town of Ashford now charges \$50 for use of all their properties. Jason will send postcards. It was decided to have no Zoom option since that was done during the pandemic and there are technical challenges with hybrid meetings.

**7. Motion to Adjourn and Open an Executive Session**

At 8:30 p.m. Tom motioned to open an Executive Session. Brent seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner  
September 21, 2024

Approved