

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

September 2, 2025

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

Tom Barry called the meeting to order at 7:05 p.m.

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

Board members absent were Paul Brown, Robin Clapp, Pat O'Leary and Denise Pillion.

2. **Approve Meeting Minutes**

Tom motioned to approve the July Board Meeting minutes as submitted. 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 August including expenses, outstanding assessments, and year to date payment activity.

Checking Account

Beginning Balance	\$41,867.01
Deposits	\$3,370.00
Interest	\$0.00
Payments to:	
M&T Bank \$22.35 Credit Card Processing Fees	
Town of Ashford \$70 Lien Filing Fee	
Berkshire Bank \$80 Annual Safe Deposit Box Rental Fee	
Town of Ashford \$2 Lien Retrieval Fee	
Microbac Labs \$191.50 Beach Water Testing	
	\$365.85
ENDING BALANCE	\$44,871.16

2025 YTD Spend

Expenses and projects	\$36,190.22
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Capital Fund

Beginning Balance - Savings Account	\$45,717.33
Deposits	\$0.00
Interest	\$36.33
ENDING BALANCE	\$45,753.66
Beginning Balance - Certificate of Deposit	\$42,961.23
Interest	\$125.33
ENDING BALANCE	\$43,086.56
Total Capital Fund	\$88,840.22

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (7)	\$12,851.63	54.74%
Current year only (5)	\$3,225.00	13.74%
Current through 3/1/25 (21)	\$7,400.00	31.52%
Total Owed (33)	\$23,476.63	100.00%

2025 Payments

2025 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,866.00
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2025 Assessments Received

% of Assessment

Paid in Full (98)	\$64,876.00	75.55%
Delinquent Previous plus Current (6)	\$3,400.00	3.96%
Current year only (2)	\$1,148.00	1.34%

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Current through 3/1/25 (21)	\$8,850.00	10.31%
Total Paid (127)	\$78,274.00	91.16%

Payments to prior balances	\$0.00	
		% of Budget

Total Payments Received in 2025	\$90,284.75	105.15%		
			\$78,274.00	91.16%
			\$90,284.75	\$90,284.75
			105.15%	105.15%

Executive Summary

Don reviewed the June Executive Summary. Collections are running a little behind collections from last year. Last year we purposely curtailed major projects and this year we are spending more money. Don forecasted that we would have sufficient funds for the remainder of the year. The Capital Fund continues to grow with interest. The outstanding assessments are very similar to this time last year. We have received a little less than last year. All but four property owners have paid something. The persistence of the billing process has helped.

Don then reviewed the General Ledger. There are still some road projects to complete, and the insurance payment will be due soon. There should be sufficient fund for the remaining expenses and projects.

Small Claims

We have received four small claims judgements in our favor. Judgement liens have been placed on all four properties. We are receiving progress payments from all four owners, but the payments are small, and it will be hard for them to get current at that rate. We have also shared those liens and outstanding debts with all the mortgage holders of those properties. One mortgage holder said they will pay the remaining debt but haven't received check yet.

4. Committee Reports

Roads and Grounds: Tom Barry

Road Repairs

When the Farm Dr project was done the gravel mixture was short on the sand mixture. Tom felt it wouldn't stand up to plowing so he contacted P. Willis Construction, and they added stone dust to cover the whole area at no extra charge. That should bind the stones together and hold up during plowing season. The drainage has been working well, and the surface is holding up with the traffic.

Catch Basin Cleaning

The catch basins have been cleaned.

Tree Removal and Trimming

Tree work estimates have been received from Mansfield Tree. Hemlock trimming on Lakeside Dr: \$800. Removal of 3 dead ash trees on Ashford Lake Dr near Oakview: \$2,000. A homeowner on Oakview will remove the trees and use the wood.

Don reviewed the available funds in the budget. We are \$3,300 over budget on Road Maintenance due to the catch basin cleaning. There is \$20,000 remaining in the Roads: Major Projects budget. Jordan from

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JLC Landscaping still has not sent a bill for the summer mowing and the dirt road repairs. The dam still needs to be mowed.

Outstanding Roads and Grounds Projects

The quote for the drainage repairs at Sunset beach was \$12,900. The overlay bid from P Willis is \$26,280 for various sections of Hillcrest, the left side of the dam, and Ashford Lake Dr near #26 for a total of 12,000 sq. ft. The cost for Hillcrest alone is \$19,369.

The Board discussed the options. The overlays are a priority to preserve the roads, but the budget doesn't allow for all the sections to be done. The Sunset Beach project involves obtaining the Wetlands permit which we are still working on. The work at the beach needs to be done in the fall since it is too wet in the spring. If the permit comes through before winter, we could borrow from the Capital Fund to get the work done in 2025 and pay it back out of the 2026 budget. We could review the proposal with P Willis and try to get the price down. We could get another bid from Jordan at JLC Landscaping. The overlays need to be done before the winter season. It was decided to do the overlay on Hillcrest only. Get the beach permit. See if we can get the price for the beach down from P Willis. If we get the permit this year, we will borrow from the capital fund. If we don't get the permit in time, the project will be done next year.

Environment: Arta Dobbs

Cyanobacteria

Information about cyanobacteria will be posted on the website this month.

Water Testing

The water testing results were excellent and are posted on the website.

Connecticut Federation of Lakes (CFL)

Arta received a survey from the CFL which she forwarded to the Board. She requested that the Board send her their thoughts and ideas, and she will respond with one survey from ALPOA.

Recreation: Denise Pillion

Summer Potluck

The Summer Potluck was fun and well attended.

Fishing Derby

Working on a September Fishing Derby.

Community Watch and Safety: Brent Raymond

Vines on Transformer

Brent has noticed vines wrapping on a transformer. This is Eversource's responsibility, and they will be contacted.

5. Old Business

Proposal by abutting property owner to purchase Green Hill Dr and 150' section of Hickory Dr

Susan Forbes is not building now but wants to retain the property for her family. She is currently interested in purchasing abutting property on Green Hill Dr and 150' section of Hickory Dr. To do the sale, there would need to be a special meeting of members. ALPOA has sold land in the past to property owners. She has offered \$5,500 and will pay for the survey. The Board discussed if the matter should be discussed at the Annual Meeting or have a special meeting later. There will be attorney costs on our end. The benefit to ALPOA is that it takes the access to the non ALPOA property off the table. The Board agreed to entertain the proposal to sell. The proposal will not be discussed at the Annual Meeting since we don't have all the information, and a special meeting will be held when we have all the information.

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6. New Business

ALPOA Historical Scrapbook

Don received a call from Joan Foley, the former president of the Ashford Historical Society. She had a scrapbook of the development of the lake that had been a personal gift to her that she wanted to give to ALPOA. Jason scanned the book and shared it with the Board. It will put on the ALPOA website. ALPOA will send Joan a thank you note.

Plan for Annual Meeting

The Annual Meeting will be October 4th. Ann will secure the location at the Senior Center. Members will be notified by postcard. A save the date email will be sent to those for whom we have an address. Don will make a sign-in sheet and Nancy will greet people as they enter to sign in. Amplification: Brent will set up a mic and speaker.

Agenda

Intro

Budget (2026 proposed budget will have no increased assessment.)

Committee Reports

Board Member Elections

7. Next Meeting

The next Board Meeting will be held following the Annual Meeting on Saturday, October 4th.

8. Motion to Adjourn

At 8:46 p.m. Tom motioned to adjourn the Regular Session. Ann seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner

ALPOA Secretary

September 29, 2025