

**Ashford Lake Property Owners' Association  
Annual Meeting  
October 2, 2021  
Knowlton Hall**

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

Tom Barry called the meeting to order at 9:10.

Those Board members present were: Tom Barry, Don Judson, Harry Marshall, Lisa McAdam Donegan, Sue Orcutt, Jason Pufahl, Denise Pillion, Walt Wassil, and Ann Milner.

Absent were: Mindy Carpenter, Brent Raymond and Paul Stansel.

A total of 22 voting parcels were represented including the Board members present.

**2. Financial Report: Don Judson**

General Ledger

Don summarized the 2021 financial information. Please see the attached financial information. Most owners have paid their assessment in full and on time which allows us to do projects such as the roads. Some assessments are delinquent, and a few have payment plans. One case is going to small claims court and we expect the Association to prevail.

The budget expenses have been well managed on behalf of the Association. The funds remaining in the checking account will be adequate to pay the upcoming insurance and snow plowing through the end of the year. The Association should end the year financially well unless there are many December snowstorms.

Next year will be challenging due to drainage work which may take more than one year to get done due to how much we can pay each year. A Roads-Major Projects budget of \$40,000 will probably not be enough. We could use money from the capital fund, if that is what is agreed on, and can also delay other road projects.

Annual Assessment

Don recommended keeping the annual assessment at \$500. We have been at this rate for 6 years. Prior to that, the assessment had been \$400 for 10 years.

New Payment Option

ALPOA members now have the ability to pay their assessments via credit or debit card. Details are included with the bills. There is a fee collected by the credit card processor.

Questions and comments from the floor:

Question: How did we deal with the unplanned expenses due to the storms?

Response: We were able to complete the work with almost no additional cost due to Tom's good relationship with the road contractor. The overspend was accommodated by underspend elsewhere in the budget.

Question: Why wasn't money taken from capital fund for the emergency repairs from storm?

Response: There was enough money in the budgeted General Fund to cover the extra \$3,000 for the repairs done this year. The Capital Fund is used for larger emergencies. Two years ago, we used money from the Capital Fund for the mandated wetlands projects.

Question: Do you have target amount for the Capital Fund and if not would you?

Don Response: I have a personal target not a board approved one. I will make a recommendation to the Board.

Question: How does the \$25,000 in delinquencies compare with other years?

Response: It has been as much as \$35,000. Over the last couple of years, Tom has obtained assistance from Ashford Tax Collectors to contact the financial institutions to bring the assessments up to date. We have currently exhausted that option.

Question: There are 130 property owners. How many assessments are there?

Response: 143.11

### 3. 2022 Assessment

Don motioned to set the annual assessment rate for 2022 at \$500. Jason seconded the motion. The 20 present and 2 on Zoom were in favor. There was no opposition.

### 4. Committee Reports

#### Roads and Grounds: Tom Barry

##### Road Projects Completed This Year.

The winter damage on the dirt roads was graded and the potholes were repaired.

The potholes on Hillcrest were also repaired.

The swale on Lakeside Dr. was improved and a sediment collection basin was added. This involved removing several trees and hazardous dead trees.

Two dead trees at East Beach were removed as well as the stumps. We were able to work with the contractor for the neighboring lot to save some money.

Per the dam inspection report, trees were removed at the spillway, the stumps removed, and the area was graded and seeded.

Ashford Lake Dr between Westview and Sunset was paved, and the speed bump was replaced.

The swale on the top of Sunset, where the owner had removed some bushes and put up a fence, was improved and graded and seeded.

##### Damage and Repairs from the Severe July Weather Events

Repairs were made to the swale at the top of Oakview.

The swale and the road near the top of Sunset washed out. This repair needed two 30-foot lengths of pipe which was costly due to supply chain issues.

The side of Hillcrest washed out twice and was repaired.

The drainage system on Ashford Lake Drive, north and south of Oakview, failed entirely. It caused flooding to driveways and properties. One reason the drainage system became overwhelmed is that there is only one pipe that collects runoff from this area of Ashford Lake Drive and drains to the lake. During the severe rain events, this pipe did not have enough capacity to drain the runoff from the collection area, so water backed up and eventually overtopped the road. Although this one pipe may have been adequate when it was installed many years ago, with the development of many properties into homes and roads improvements on Oakview, the runoff is likely of greater volume now than it was then.

This area is a top priority. A Civil Engineer was consulted. The area needs to be surveyed and a topographical map developed before an engineering plan can be developed for the improved drainage system. The Ashford Wetlands Commission will also have to approve the plan. An easement with property owners will have to be obtained and this will involve legal documents. This work cannot be completed within our operational budget and we will need to use money from the Capital Fund. A special assessment is not planned.

Questions and comments from the floor:

Comment: We are experiencing climate change with these erratic wet and dry spells. Some of our sand beaches got washed in. Some of the new drainage is adding water to the lake. It's an adjustment time. We need to fix what needs to be fixed and at the same time keep a good community relationship.

Response: Water came out of places it never came from before and the force was greater than it ever was before. We've spent significant money addressing trees which have fallen into the roads. Water going into the lake is what we want. It's the sediment that we want to prevent from going in which is the purpose of the riprap.

Comment: We do need professionals involved. In the interim, should sand berms be set up to divert the water until things can be mitigated and to save off any future damage?

Comment: Water is going to impact you if you are on a downhill or on flat level. I have personally spent money to mitigate water coming into my property. It's part of lake living.

When the topographical map is done, it should be a widespread investigation to North Rd. to determine if water is coming down the hill and to see if there have been changes uphill that is impacting the flow of water.

#### List of Planned Projects

There were two trees outside the area of work at the spillway that were left standing. One blew down in the hurricane causing power outages. The tree was removed and the stump still needs to be removed. The remaining tree is unhealthy and will be removed.

There is a tree on Lakeside that was damaged by lightning and will be removed. The tree at the top of Birchwood is leaning and will be removed.

There are ten catch basins which need to be cleaned. Eight of the ten are full to the outlet pipe so sediment is going out the outlet pipe.

The velocity of water in the drainage systems during the severe storms moved large rocks down the Sunset, Oakview and Sunset Beach swales and need to be moved back.

Campert Lane, which is the town road above Farm Dr., sends sediment down into the lake. This was one of the mandated repairs from the Wetlands Commission. Tom met with the Ashford First Selectman and the Public Works and they said they would attend to the problem on Campert Lane. After that is completed, then we can address the issue on Farm Dr.

#### Snow Plowing

We will be renewing the snowplow contract. Sanding is the most costly.

#### Landscaping

The Board extends a special thank you to all the members who keep the swales clean by blowing/raking the leaves and cutting back the brush. The work is greatly appreciated and reduces costs to the Association.

Thank you also to those who help set up and take down the rafts and keep them clean of bird droppings!

#### **Dam: Sue Orcutt**

##### Dam Inspection

ALPOA submitted an Emergency Action Plan (EAP) to the State in 2017. In 2021, we received a response to the last plan. The dam was inspected and the EAP was revised in March and submitted to the State in April. The plan is for five years so the next one will be due in 2026.

The spillway, dam and slopes are in good shape. There is adequate ground cover on the slopes of the dam.

The toe drains were unplugged, and the water is draining from both pipes. The trees and stumps were removed at the spillway and the area was graded and seeded. The growth at the spillway was sprayed in September. There is a minor concrete repair needed on the bottom of the spillway, but this needs to wait for the water level to go down.

#### **Environmental: Sue Orcutt**

##### Water Quality

Beach water testing was completed at both beaches in July and August for E. coli. Both results were far below any level of concern.

### Canada Geese

There were 4 goslings and 2 geese on the lake this year. ALPOA continues to renew the permit to destroy the eggs. We need people to monitor them in spring.

### Water Quality Monitoring Program (The Last Green Valley (TLGV) & Eastern CT Conservation District)

We have not participated in a water quality monitoring program for the past two years due to COVID restrictions. There are no signs of blue green algae.

### Lake Vegetation

The phragmites were sprayed on September 21<sup>st</sup>. The past treatments are working as the current growth is sparse.

We have great biodiversity at the lake, many types of fish, turtles, snakes, dragonflies, herons, and osprey.

**Community Watch and Safety: Tom Barry reported. (There is currently no Chairperson.)**

### Crime

There was an incident in the spring of mailbox tampering. The State Police were involved and there was no reoccurrence.

### Beaches

There have been no serious incidents at the beaches. In July, what seemed like a flash mob descended on Sunset Beach. A rainstorm began and everyone left. The police were called. There was no reoccurrence.

### Speeding

Speeding is still an issue. Additional signs and speed bumps were installed. There are many walkers and children using the roads. It is the personal responsibility of everyone in the community to monitor this.

Comments from the floor:

- The biggest offenders are the delivery trucks and garbage trucks.
- The Ashford Post Office was called to report speeding.
- I called FedEx but had difficulty finding the correct department to complain to.
- Try to take a picture of the license plate.
- The more people who report incidents, the more attention the problem will get.
- There are incredible pressures on the drivers to complete deliveries.
- Speed limits are posted.

### **Recreation: Denise Pillion**

#### Community Events

This year more activities have been planned to foster community relationships. It's important to get to know one another and be proud of the community. The events have been well attended; Boat Parade, Chowder Fest, and Oldies Night.

A Pumpkin Carving event is planned for October, a Turkey Trot for Thanksgiving morning and in December a Cookie Swap.

#### Beach Floats

The floats have been brought to the beaches, but help is needed to move them up on shore.

### **Communication: Ann Milner**

The yearly newsletter will continue to be sent out with the January bill mailing.

Baskets were delivered to eight new ALPOA members and booklets to three new lot owners.

Please check the [alpoa.org](http://alpoa.org) website for meeting minutes, information and links to local and state agencies. The Board posts information on the Ashford Lake Property Owners Community Facebook page.

The Board can be contacted by email at [board@alpoa.org](mailto:board@alpoa.org).

## 5. **New Proposed Ashford Zoning Regulations for Lake Districts**

There is a virtual Public Hearing on October 12<sup>th</sup> at 7:00.

Bob Michell of Campert Dr. asked to speak about concerns he has for some of the proposed regulations. The town's current setbacks are quite large and reducing the setbacks for the Lake Districts are beneficial to us. The lots are significantly smaller around the lakes, so they require different regulations. The current building height is 35 feet, and 25 feet is proposed in the Lake Districts. This does not allow any exceptions for solar structures that don't block the views of the lake. The proposed regulations will limit impervious surfaces, such as homes, sheds and blacktops, to 10% of the total land area. This makes life harder for us, which is not the intent of the regulation. We will not be able to do things without a special permit which will require an engineer's design.

Comments from the floor:

Comment: Janet Bellamy of Sunset Dr. and Planning and Zoning Commission Member. The Lake District properties are currently non-conforming, and homeowners need to go through hoops to do things. Surveys were made available to the Lake District Boards and homeowners and the results showed that water quality was a very important issue.

There was a concern at Lake Chaffee about new homes being built and blocking views of the lake. This is what prompted the height restrictions.

The Commission is in the process of rewriting the regs and they haven't dealt with solar regs yet.

Question: What about the Eastford side of the lake?

Response: These regulations only apply to property in Ashford.

Question: How did the commission come to 10% impervious surfaces?

Response: That can be addressed at the Planning and Zoning Meeting.

Comment: I just added a dry well to my catch basin at a cost of \$1,200. This cost is significant and may be a barrier for many small lot owners. If the regulations are to decrease the burden on the Lake District homeowners, the 10% impervious surface limit will increase the burden.

Comment: I agree that the watershed for our lake is greater than our community. If the true intent of the regulation is the protection of the lake, then shouldn't the regulations include all properties that affect the lake. The regulations should encompass a larger area.

## 6. **Election of Officers**

Tom indicated that six Board positions were up for election for a 2-year term and that the incumbents expressed willingness to remain on the Board (Don Judson, Sue Orcutt, Harry Marshall, Jason Pufahl, Lisa McAdam Donegan, and Paul Stansel).

Arthur Roberts motioned to reappoint the six members up for renewal for a two-year term. Walt Wassil seconded the motion. All were in favor. There were none opposed.

## 7. **Public Recognition of Tom Barry for His Service to Our Community**

Don: Through his humble and collaborative leadership style, Tom sets the tone for a community that works together to resolve issues, even during difficult times. As social and political issues have at times divided communities, ALPOA remains to be a place where neighbors treat each other with respect and kindness. Tom sets an example that has worked well for our board and our community. Tom has developed excellent

relationships with our road construction contractor and our snow plowing contractor which are the two largest items in our budget annually. Even though material and labor costs continue to increase, through his attentiveness he has been able to keep our costs in line.

Jason: Tom's diplomacy makes him so successful. Tom gets called on when there are emergencies and handles them with grace and diplomacy even in challenging situations.

Denise: Tom always shows concern for the lake, environment and the community. This was especially exhibited with the recent rains and storm run-off. Tom was out around the community assessing the damage, approaching the members involved, and was really concerned for his fellow neighbors.

Ann: On his walks around the lake, Tom chats with neighbors listening to their concerns and making new neighbors feel welcome. He spends a great deal of time on attention to details that allow the Board to function smoothly and effectively: composing letters, preparing agendas and facilitating the meetings.

Sue: Tom's attention to details as he walks around the lake lets nothing go unnoticed and leads to things being repaired. He has transplanted plants to the side and front of Sunset Beach to help make it a more pleasant place. He saw that the picnic table at Sunset Beach needed fixing, the need for another boat rack, new road signs needed in certain areas and replacing ones that had been taken.

Lisa: Tom's ability to work with town and his visibility in the community is an asset to our lake community.

A plant was presented to Tom on behalf of the Association.

## **8. Adjournment**

A motion was made to adjourn by Tom Barry and seconded by Ann Milner at 11:25.

Respectfully submitted by Ann Milner  
October 26, 2021

**Ashford Lake Property Owners' Association (ALPOA)**

September 2021 Actual - Updated 09-27-2021

Assessment Fund	Year to Date	2021		YTD to BUDGET VARIANCE
		Budget		
Beginning Balance	\$ 24,905.21	\$ 25,000	\$	(94.79)
Deposits (Assessment Receipts)	\$ 71,493.45	\$ 72,555	\$	(1,061.55)
Interest	\$ 3.69	\$ 5	\$	(1.31)
Subtotal Credits	\$ 71,497.14	\$ 72,560	\$	(1,062.86)
Subtotal Payments	\$ (67,030.44)	\$ (93,850)	\$	26,819.56
<b>Ending Balance</b>	<b>\$ 29,371.91</b>	<b>\$ 3,710</b>	<b>\$</b>	<b>25,661.91</b>
<i>Payment Detail by Category</i>				
Roads - Plowing/Sanding	\$ 11,600.00	\$ 25,000	\$	(13,400.00)
Roads - Maintenance	\$ 1,912.25	\$ 5,000	\$	(3,087.75)
Roads - Major Projects	\$ 43,225.00	\$ 40,000	\$	3,225.00
Mowing Dam and Beach	\$ 2,726.00	\$ 4,500	\$	(1,774.00)
Dam - Maintenance	\$ 2,800.00	\$ 500	\$	2,300.00
Other Maintenance	\$ 3,125.00	\$ 2,500	\$	625.00
Recreation/Beaches	\$ 279.98	\$ 750	\$	(470.02)
Insurance	\$ -	\$ 8,500	\$	(8,500.00)
Administration	\$ 891.71	\$ 1,000	\$	(108.29)
Legal	\$ 116.00	\$ 250	\$	(134.00)
Community Projects	\$ -	\$ 600	\$	(600.00)
Communications	\$ 354.50	\$ 250	\$	104.50
Capital Funds Transfer	\$ -	\$ 5,000	\$	(5,000.00)
Returned Checks & Fees	\$ -	\$ -	\$	-
<b>Total Payments</b>	<b>\$ 67,030.44</b>	<b>\$ 93,850</b>	<b>\$</b>	<b>(26,819.56)</b>
<b>Capital Fund</b>				
Beginning Balance	\$ 83,063.75	\$ 83,064	\$	-
Deposits (from Assessment Fund)	\$ -	\$ 5,000	\$	(5,000.00)
Interest	\$ 274.01	\$ 400	\$	(125.99)
Subtotal Credits	\$ 274.01	\$ 5,400	\$	(5,125.99)
Subtotal Payments	\$ -	\$ -	\$	-
<b>Ending Balance</b>	<b>\$ 83,337.76</b>	<b>\$ 88,464</b>	<b>\$</b>	<b>(5,125.99)</b>

1: Through September, \$71,943.45 in Assessments received. It is anticipated that ALPOA will receive at least the additional \$1,061.55 budgeted by 12/31/21.

2: Currently \$29,371.91 in the operating account. It is cautiously forecasted with consideration for additional receipts and expenses, that ALPOA has sufficient cash to meet snowplowing obligations until the 2022 assessments start arriving.

3: Overspent Road Project budget by \$3,225 due to storm repairs. Overspent Dam Maintenance budget by \$2,300 due to State of CT DEEP Dam Inspection Requirements. Overspent Other maintenance budget due to storm repairs. Total \$6,150 overspend is accommodated by underspend elsewhere in the budget.

4: Annual Liability Insurance premium is due and will be paid by 10/31/21.

5: ALPOA expects to make donations to community organizations.

6: ALPOA expects to transfer \$5,000 to the capital account by 12/31, as budgeted.

7: Currently, the budget is underspent by \$26,819.56. With consideration for Insurance, Community Projects and transfer to the Capital Account, it is forecast that the budget will be underspent by \$12,719.56 for 2021.

8: With the 2021 transfer from the operating account, the capital account will have \$88,464.

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September 2021 Actual - Updated 09-27-2021

Property	Amount Due	
14	\$	Delinquent: Previous plus Current
9	\$	Owing - 2021
7	\$	Up to Date through 3/1/21
<b>30</b>	<b>\$</b>	<b>25,253.50 Grand Total Owing</b>

9: As of September 30, ALPOA is owed \$2 property owners

Property Owners	Amount Paid	
101	\$	57,305.00
8	\$	8,250.00
2	\$	267.45
7	\$	1,800.00
<b>118</b>	<b>\$</b>	<b>67,622.45</b>

Paid in Full - 2021

**Donald Judson:**

10: In 2021 received assessments from 118 of 130

Delinquent: Previous plus Current  
Owing - 2021 Up to Date through 3/1/21

**Total 2021 Assessments Paid**

Payments to prior balances \$ 5,071.00

Delinquent: Previous plus Current

**Total Payments Received in 2021 \$**

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