

Approved

**Ashford Lake Property Owners' Association Board Meeting**

**Zoom**

**April 7, 2026**

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

Tom Barry called the meeting to order at 7:04 p.m.

Those Board members present were Tom Barry, Nancy Conlan, Arta Dobbs, Don Judson, Ann Milner, Pat O'Leary, Denise Pillion, and Jason Pufahl.

Board members absent were Robin Clapp, Diane Preble and Bret Raymond.

Property owners present were Judy Campbell, Joshua Barber and Maria Phelps.

**2. Approve Meeting Minutes**

Tom motioned to approve the minutes of the February General Board Meeting minutes as submitted. Don seconded the motion. All present were in favor.

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

Below is the executive summary of our account activity for March including expenses, outstanding assessments, and year to date payment activity.

Checking Account

Beginning Balance	\$22,742.26
Deposits	\$8,878.00
Interest	\$0.00
Payments to:	
M&T Bank \$87.45 Credit Card Processing Fees	
USPS \$28.08 Postage for March Reminder Bills	
Mansfield Tree Service	
Date # of plows # of sands Total	\$3,305.53
3/4/26 0 1 \$390.00	
Storm Damage:	
Clear debris around lake after windstorm.	
Remove 3 trees from Westview Drive \$2,800.00	
Total: \$3,190.00	
ENDING BALANCE	\$28,314.73

2026 YTD Spend

Expenses and Projects	\$ 28,578.06
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Capital Fund

Beginning Balance - Savings Account	\$55,994.03
Deposits	\$0.00
Interest	\$49.11
ENDING BALANCE	\$56,043.14
Beginning Balance - Certificate of Deposit	\$ 43,805.28

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Interest	\$123.66
ENDING BALANCE	\$43,928.94
Total Capital Fund	\$99,972.08

Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (9)	\$16,546.53	39.00%
Current year only (31)	\$18,615.00	43.88%
Current through 3/1/26 (21)	\$7,263.43	17.12%
Total Owed (61)	\$42,424.96	100.00%

2026 Payments

2022 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,266.00
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2026 Assessments Received

Paid in Full (69)	\$45,066.00	52.85%
Delinquent Previous plus Current (2)	\$528.00	0.62%
Current year only (5)	\$1,185.00	1.39%
Current through 3/1/26 (21)	\$7,926.57	9.30%
Total Paid (97)	\$54,705.57	64.16%

Payments to prior balances	\$0.00
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		% of Budget
Total Payments Received in 2026	\$54,705.57	64.16%

Executive Summary

Don reviewed the March 2026 Executive Summary. Compared to March of last year, there has been a \$22,000 swing. We have spent \$12,000 more than this time last March mostly for plowing, sanding and tree removal. We have received \$10,000 less than last year at this time in assessments for unknown reasons. We have adequate funds in the checking account to conduct business. It is not a problem, but it is something to be aware of. The Outstanding Assessments are \$6,000 more than last year at this time. The majority are those who haven't paid half. If things continue this way, we may need to do less road projects. The other option is to use the capital fund for projects that can't wait.

2026 Bills

Bills went out at the end of March and folks are somewhat responding.

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### 4. Committee Reports

#### Roads & Grounds: Tom Barry

##### Winter Expenses

Tree work done in December and paid in 2026 was \$2,100. Two wind events required \$4,900 in tree removal. There was a culvert pipe failure at the end of Ashford Lake Dr. The pipe that goes under the road came apart and caused a large hole. The repair included excavating where the pipe came apart, putting in stones and reattaching the pipe. Potholes were also filled.

##### Preliminary Discussion of 2026 Repairs/Improvement Projects

##### -38 Westview Dr Trees

There is a tree encroaching on wires and needs removal. The estimate was \$3,900 to remove that tree and an adjacent dead tree. Tom could not get an estimate from another tree company. \$500 of the estimate would be the responsibility of the homeowner on whose property is the second tree.

##### -Hillcrest Dr/Lakeside Dr Intersection Water Issue

Tom has met with the homeowner. Water washes into the parking space. We could consider doing a curb and processed gravel.

##### -Overlays

Many roads are checkered and cracked. If we wait too long, they will have to be replaced. Some edges could be saw cut and reconstructed. We need to evaluate what we can do and weigh priorities.

##### -Sunset Beach

The estimate from last year was \$12,955. This may not be a top priority.

##### Lakeside Dr Drainage

Drainage issue between 57 and 53 Lakeside Dr needs to be kept on the list of things to be done.

##### Tree Removal/Wind Damage

It was suggested that tree removal/wind damage costs should be included in next year's budget.

#### **Dam: Pat O'Leary**

##### 2026 Dam Inspection

The dam is due to be inspected this year. \$6,000 is budgeted for the inspection.

##### Emergency Action Plan (EAP)

An update to the contacts is needed in the EAP. Pat will resubmit in July.

#### **Environment: Arta Dobbs**

Goose notices have been posted as geese have been seen and heard.

#### **Recreation: Denise Pillion**

##### Community Events

Lunch Bunch will meet April 15<sup>th</sup>.

Fishing derby in May or June.

Spring Clean Up/Docks on May 16<sup>th</sup>.

##### Sunset Beach Ladder

The cost to replace the ladder is \$325. Don will try to get a pin with a lock. A lock will be attached to the East Beach ladder also.

##### Life Preservers

Life preservers are needed for both beaches.

##### Welcome Baskets

Welcome baskets were delivered to 444 North Road and 77 Lakeside Dr.

### 5. Old Business

##### Status of ALPOA Property Sales

The Forbes sale is complete.

The Dubbs sale is in the hands of the attorney.

The Trotts had surveyors on site.

There has been no change on the Kayes.

Approved

**6. Next Meeting**

The next meeting will be May 5th at 7:00 on Zoom.

**7. Adjournment**

Tom motioned to adjourn the regular session and move to executive session at 7:51. Ann seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner  
ALPOA Secretary  
April 21, 2026