

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

August 4, 2026

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:07 p.m.

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

Board members absent were Robin Clapp, and Brent Raymond.

Property owners present were Ashley Ravenelle, Kyle Ravenelle, Gay McConnell, Joshua Barber, and Bernie Dubb.

2. Approve Meeting Minutes

Tom motioned to approve the July Board Meeting minutes as submitted. Don seconded the motion. All Board members present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$34,156.20
Deposits	\$1,850.00
Interest	\$0.00
Payments to:	
M&T Bank \$3.60 Credit Card Processing Fees	
Microbac Labs \$200.75 Beach Water Testing	\$3,425.15
Mullen & Mahon \$3,188.00 Annual D&O Insurance Premium	
USPS 32.80 Postage for Assessment Bills and Statements	
ENDING BALANCE	\$32, 581.05

2026 YTD Spend

Expenses and Projects	\$ 40,786.94
-----------------------	--------------

Capital Fund

Beginning Balance - Savings Account	\$65,177.34
Deposits - Sales of Lakeside ROW and Laurel Dr	\$0.00
Interest	\$41.53
ENDING BALANCE	\$65,218.87
Beginning Balance - Certificate of Deposit	\$44,310.36
Interest	\$125.09
ENDING BALANCE	\$44,435.45
Total Capital Fund	\$109,654.32

Approved

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (6)	\$10,931.53	41.95%
Current year only (12)	\$7,480.00	28.70%
Current through 3/1/26 (22)	\$7,648.43	29.35%
Total Owed (40)	\$26,059.96	100.00%

2026 Payments

2026 Assessment Total (130 Property Owners, 142.11 Assessments)	\$85,266.00
---	-------------

2026 Assessments Received

Paid in Full (90)	\$59,286.00	69.53%
Delinquent Previous plus Current (1)	\$700.00	0.82%
Current year only (3)	\$1,383.00	1.62%
Current through 3/1/26 (22)	\$9,811.57	11.51%
Total Paid (116)	\$71,180.57	83.48%

Payments to prior balances	\$0.00
----------------------------	--------

% of Budget

Total Payments Received in 2026	\$71,180.57	83.48%
---------------------------------	-------------	--------

Executive Summary

Don reviewed the July 2026 Executive Summary. He reported that July 2026 was similar to July 2025: The amount owed is a little less. The number of delinquencies is a little less. We were paid less. The balance is less due to snow plowing. The Capital Fund is significantly higher due to the \$10,000 transfer at the end of 2025 as well as the land transfers. Statements were sent to those who have paid half. The total paid is 83% of the total assessment which is similar to last year.

General Ledger

We are well within our budget and have adequate funds to do what we need to do this year.

4. Committee Reports

Roads & Grounds: Tom Barry

Speed Bump Painting

The speed bumps have been painted. Thank you to Rob, Lauren and Phillip Trotta!

Lakeside Speed Bump

The hole in the speed bump has been repaired.

Approved

ALD and Westview Street Sign

The street sign on the top of the pole at the corner of Ashford Lake Dr and Westview Dr has been knocked off. Tom will ask Jordan how it can be fixed.

Lakeside Right of Way (ROW) Repair

The Board was contacted by Brian Goslin about water from the ROW coursing down his driveway after a heavy rainstorm and causing significant erosion and damage to the water management measures he had installed. Don and Tom went over and observed that a large pool of water had collected in a low spot on the ROW that overflowed onto Brian's driveway. The source of the problem is water from Lakeside Drive entering the ROW at the paved apron at the north end. The volume of water from Lakeside increases the amount that would ordinarily flow down the ROW and collect in the low spot, thereby causing the problem at Brian's. While the ROW is technically Brian's property, a maintenance agreement from 2014 exists between ALPOA and the property owners along the ROW. Item 1 indicates that ALPOA "agrees to accept responsibility for maintenance... to the extent necessary to ensure public access and public safety, at the discretion of the Board of Directors..." Tom obtained a quote of \$774.45 from Rob Davis to deliver, spread and compact 7 yards of processed gravel to correct the problem area, which should enable water to bypass Brian's driveway. Through an email vote on July 25th, Tom requested approval of the expenditure of \$774.45. Nine Board members responded and voted yes for the expenditure. Tom reported the 7 yards of processed gravel was not enough material to do the job properly and that 3 more yards was needed. Tom motioned to approve having Rob Davis add 3 more yards of processed gravel to finish the job at a cost of \$372.23. Don seconded the motion. All present were in favor.

Environment: Arta Dobbs

Beach Water Testing

Microbac tested the water for e. coli at Sunset and East Beaches on July 16th. The bacteria results at both beaches were 2 out of a limit of 235. The second testing will be conducted on August 20th between 12:00-3:00.

Recreation: Denise Pillion

Fishing Derby and Potluck Lunch

There will be a Fishing Derby and Potluck Lunch at Sunset Beach on August 16th beginning at 10:00.

Community Safety

E-Bike Safety

There have been reports of kids on e-bikes doing donuts and wheelies. The lake parents are supportive. The issue is mainly with kids who don't live here.

Bobcat Sighting

A bobcat was seen on the north end of Lakeside Dr.

5. Old Business

Status of ALPOA Property Sales

There has been no change.

Update on 40 Lakeside Drainage

Nothing new to report.

Paper Road Purchase Proposal: Maple Dr. & portion of Hickory Dr.

Approved

Kyle and Ashley Ravenelle asked the Board last month to consider selling the paper road parcels adjacent to their property, specifically Maple Drive and the portion of Hickory Drive that abuts their property for \$5,000. The abutter was contacted on July 15th and said he would get back to Don in a few days. Don has not heard from him. It was recommended that we proceed with the proposal. Tom motioned to accept the proposal received last month. Denise seconded the motion. All Board members present were in favor.

6. New Business

Ashford Lake Safety Concerns from a Property Owner

The Board received an email from a property owner with their concerns regarding safety at the lake association beaches and requested that it be put on the agenda for the August Board meeting. Another email was received today from the same property owner informing the Board they could not attend tonight's meeting. Pat motioned to table the discussion until the property owner could be present to identify and discuss the specific concerns. Don seconded the motion. All present were in favor. The Board discussed addressing the concerns at the Annual Meeting.

Posting of Board Meeting Agendas

Included in the email received today from a property owner was a request to post agendas of the monthly Board meetings on the website. The Board discussed the request. Don recommended following the ALPOA covenants and bylaws regarding notice of meetings.

7. Next Meeting

The next meeting will be August 31st at 7:00 on Zoom.

8. Adjournment

Jason motioned to adjourn the General Board meeting and move to Executive Session at 8:00p.m. Jason seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
August 19, 2026