

Approved

**Ashford Lake Property Owners' Association  
Special Meeting of Members  
December 13, 2025  
Ashford Town Hall**

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

Tom Barry called the meeting to order at 9:05.

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

Absent were Robin Clapp, Pat O'Leary and Jason Pufahl.

There was total of 19 eligible voting parties, either present or by proxy.

**2. Proposals to Purchase ALPOA Property by Members**

Three Association members have approached the Board with proposals to purchase ALPOA property that abuts their property. The Board met to assess the proposals and set contingencies. Tom reviewed the history of previous sales of ALPOA property to members. In 1995 Ashford Lake Inc. sold Elm Dr. to a property member. In 2006, there was a septic failure on Lakeside Dr. and the only other place for the new septic was Poplar Dr. Poplar Dr was then divided into two parcels, and one was sold to the ALPOA member for the new septic system. In 2006, a property survey for a new home on Lakeside Dr was staked out incorrectly partially on Farm Dr. and was not discovered until after the foundation was completed. The portion of Farm Dr. was sold to the homeowner.

Tom then described the three current proposals. Copies of a sample purchase agreement and maps highlighting the parcels were available at the meeting.

1. William & Susan Forbes have made a proposal to purchase Green Hill Drive and a portion of Hickory Drive, undeveloped paper roads abutting their property at 80 Lakeside Drive. The offer is \$5,000.
2. Bernard Dubb has proposed to purchase the Right of Way, an approximate 45' wide strip of land abutting his property (Lot 981) on Lakeside Drive. The offer is \$2,000.

Question from the floor.

Keith Phelps question the price for the right of way since it was waterfront. Tom explained that the Association has no need for the property. The Board only wants to sell property to abutting property owners. The abutting owner on the other side of the property was contacted, and she does not have an interest in purchasing the property.

3. Gary & Maureen Caye have proposed to purchase a small portion of the East Beach lot abutting their property at 37 Lakeside Drive.

The Board has received some concerns about selling a portion of the beach. Tom explained that the property is not part of the sandy area of East Beach. It is approximately 2,600 sq. ft. grassy area to the left of the Cayes house before the narrow strip of land. The Caye family has been using and maintaining the area for forty years.

Tom reviewed the contingencies of the sales.

1. The Board would have special meet so that ALPOA members could ask questions and be informed of the actions the Board would take.
2. A survey of each parcel would be completed at the cost of the purchaser.

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3. The Board will receive survey and then provide a deed by an Association attorney.
4. The purchased parcel would be connected to purchasers' principal property.

Questions and comments from the floor.

- Denise Pillion asked if just one house would be built on the Forbes property. Susan Forbes responded that only one house and a garage would be built.
- Janet Bellamy asked where on the purchase agreement does it state that the owner can't resell the parcel. Tom responded that that language will be in the deed.

Tom explained that the bylaws and precedents give the Board the authority to make the sales. It was decided to take a non-binding vote on the property purchase proposals to clarify that the Board was acting in the interest of the Association.

Don motioned that the Board accept the three proposals presented today. Brent seconded the motion. All 19 eligible voting parties, present and by proxy, voted in favor of the Board's recommendation to accept the proposals.

Questions and comments from the floor.

Don Dobbs asked if it was the Board's intent to retain the remaining unused property and stated that he had concerns that there was no procedure for Association members to make purchases. Someone might have a concern that they did not have a chance to make an offer. Tom responded that the Association would only sell to abutting owners.

### 3. Adjournment

A motion was made to adjourn by Tom Barry and seconded by Ann Milner at 9:41.

Respectfully Submitted,  
Ann Milner  
Recording Secretary  
December 14, 2025