

Approved

Ashford Lake Property Owners' Association Board Meeting
Zoom
December 2, 2025

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:03 p.m.
Those Board members present were Tom Barry, Nancy Conlan, Arta Dobbs, Don Judson, Ann Milner, Denise Pillion, Jason Pufahl, and Diane Preble.
Board members absent were Robin Clapp, Pat O'Leary and Bret Raymond.
Property owners present were Judy Campbell and Bernie Dubbs.

2. Approve Meeting Minutes

Jason motioned to approve the November Board Meeting minutes as corrected. Don seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

Approved

Beginning Balance	\$37,368.26
Deposits	\$1,200.00
Interest	\$0.00

Payments to:

M&T Bank \$29.95 Credit Card Processing Fees

Security Metrics \$300.00 Annual Shopping Cart Monitor for
Credit Card Processing

Community Projects \$900.00

Ashford Food Bank \$300.00

Eastford Food Bank \$300.00

Ashford Fire Department \$150.00

Eastford Fire Department \$150.00

USPS \$106.00 Annual PO Box Rental Fee

USPS \$33.54 Postage for Special Meeting Notice

Don Judson \$9.36 Reimbursement for Postage for Final 2025
Bills

P. Willis Construction \$18,775.00 Hillcrest Pavement Overlay
\$20,153.85

2025 YTD Spend

Expenses and Projects	\$75,262.07
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Capital Fund

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Beginning Balance - Savings Account	\$45,832.70
Deposits	\$0.00
Interest	\$35.18
ENDING BALANCE	\$45,867.88
Beginning Balance - Certificate of Deposit	\$43,310.03
Interest	\$126.34
ENDING BALANCE	\$43,436.37
Total Capital Fund	\$89,304.25

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (4)	\$7,746.53	
		64.90%
Current year only (5)	\$3,100.00	25.97%
Current through 3/1/25 (3)	\$1,090.00	9.13%

2025 Payments

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

2025 Assessments Received

Paid in Full (119)	\$85,232.67	99.26%
Delinquent Previous plus Current (3)	\$1,280.00	1.49%
Current year only (3)	\$3,003.00	3.50%
Current through 3/1/25 (3)	\$1,500.00	1.75%
Total Paid (128)	\$91,015.67	106.00%

Payments to prior balances \$0.00

	% of Budget	
Total Payments Received in 2025	\$91,015.67	106.00%

Executive Summary

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Don reviewed the November 2025 Executive Summary. There was a \$300 payment to Security Metrics which is something new. The credit card processing compliance standard has a new requirement to monitor the code behind our credit card. Security Metric monitors and reports weekly and makes us compliant with the monitoring requirement. We ended the month with more than we had last year. The savings account earned less interest than last year. The Outstanding Assessment are the least amount owed for the last ten years. Don expects to receive the majority of the Current Year Only and Current through 3/31/25 by the end of the year. The Assessments Received is the same as this time last year. Final bills will be sent to twelve property owners which will be their last opportunity to pay before the 10% late fee is applied on January 1st. The Capital Fund transfer has not been made yet but there will be plenty of cash to do so.

General Ledger

We are \$22,000 under the total budget for the entire year. After the \$10,000 transfer to the Capital Fund is made, we will probably be \$10,000 under budget for the year.

Dam Insurance

Don spoke with Pat regarding the replacement value for the dam. Pat will work with Karl Acimovec on this.

4. Committee Reports

Roads & Grounds: Tom Barry

Major Projects

P. Willis will be back to do the backfilling on the shoulders on Hillcrest Dr.

Hazardous Tree Removal Near 38 Westview Drive

The tree is not in imminent danger of falling. Tom received a quote from a company certified to do so for \$3,400. There is another company still to get a quote from.

Fall Clean-Up

The swales have all been cleared.

Recreation: Denise Pillion

Community Events

On December 17th there will be a cookie swap/lunch at Nancy Conlan's house.

5. Old Business

Prepare for Special Meeting of Members on 12/13/2025

Tom reviewed the proposals to purchase ALPOA property from abutting owners.

1. A proposal from William & Susan Forbes to purchase Green Hill Drive and a portion of Hickory Drive, undeveloped paper roads abutting their property at 80 Lakeside Drive.
2. A proposal from Gary & Maureen Caye to purchase a small portion of the East Beach lot abutting their property at 37 Lakeside Drive.

There will be a special meeting of members to provide information to interested community members about the property transfers. Sample copies of the purchase agreement and maps of the parcels will be available at the meeting.

Tom reviewed the contingencies of the transfer of property. 1) A meeting of members will be held to inform the community of the transfers and provide opportunity to ask questions. 2) The purchasers will pay for the cost of the surveys. 3) The Board will need to approve the description of the survey. 4) The purchased parcel will have to be tied to the principal property of the purchaser and cannot be sold in the future. 5) The closing dates will be set when the survey and warranty deeds have been approved.

Approved

6. New Business

Additional Purchase Proposal

After the notice of the special meeting went out, we received an additional purchase proposal for the right of way abutting Bernie Dubbs property on Lakeside Dr. Tom spoke with the abutting property owner on the other side of the parcel, and she is not interested in the property. The Board decided to accept the proposed sale and to present it at the scheduled special meeting. Don motioned that the Board agree to sell the right of way to the abutting property owner, Bernie Dubb. Jason seconded the motion. All present were in favor. An amended notice will be sent out with information of the additional property sale proposal.

7. Next Meeting

The next meeting will be January 6th at 7:00 on Zoom.

8. Adjournment

Ann motioned to end the General Session of meeting at 7:58. Jason seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
December 14, 2025