

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

January 6, 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, Jason Pufahl, Diane Preble and Bret Raymond.

Board member absent was Robin Clapp.

Property owners present were Judy Campbell, Brandy Landrie, Michelle Hollon and Chris Hollon.

2. Approve Meeting Minutes

Tom motioned to approve the minutes of the December General and Executive Board Meetings and Special Meeting of Members as submitted. Jason seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$18,414.41
Deposits	\$2,300.00
Interest	\$0.00
Payments to:	
M&T Bank \$30.95 Credit Card Processing Fees	
JCL Lawn Care LLC \$5,025.00	
9/27 mowed dam, beach, Sunset swale, Farm Drive path, swale across from Bergeron's \$375	
9/27 weed swale on Ashford Lake Drive \$350	
12/9 cut dam and spillway, clean debris \$2,300	
12/9 clean swales, cut back growth \$2,000	\$15,185.42
\$33.54 USPS - Postage for Amended Special Meeting Notices	
\$25.95 Staples - Printed materials for Special Meeting	
\$69.98 Ann Milner reimbursement for get well gift to Paul	
\$10,000.00 Transfer to Capital Fund	
ENDING BALANCE	\$5,528.99

2025 YTD Spend

Expenses and Projects	\$80,447.49
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Capital Fund

Beginning Balance - Savings Account	\$45,867.88
Deposits	\$10,000.00
Interest	\$43.52
ENDING BALANCE	\$55,911.40
Beginning Balance - Certificate of Deposit	\$43,436.37
Interest	\$122.63
ENDING BALANCE	\$43,559.00
Total Capital Fund	\$99,470.40

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (4)	\$7,646.53	66.98%
Current year only (4)	\$2,680.00	23.47%
Current through 3/1/25 (3)	\$1,090.00	9.55%
Total Owed (11)	\$11,416.53	100.00%

2025 Payments

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

Paid in Full (120)	\$88,687.67	103.29%
Delinquent Previous plus Current (3)	\$1,380.00	1.61%
Current year only (2)	\$1,748.00	3.50%
Current through 3/1/25 (3)	\$1,500.00	1.75%
Total Paid (128)	\$93,315.67	108.68%

Payments to prior balances	\$0.00
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% of Budget

Total Payments Received in 2025	\$93,315.67	108.68%
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Executive Summary

Don reviewed the December 2025 Executive Summary. We ended the year similar to 2024. Most of the December expenses were fall clearing around the lake. The ending balance was a little more than last year and a little less than forecasted. The \$10,000 transfer was made to the

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Capital Fund. There are 4 delinquencies owing \$7,646 which is \$3,300 less than last year. Eleven property owners still owe something. The Assessments Received is similar to last year.

General Ledger

We are \$7,400 under budget for the year. We received 108% of what was budgeted for the year.

2026 Bills

The 2026 bills went out on January 3rd by email and mail if no email was on file.

4. **Committee Reports**

Roads & Grounds: Tom Barry

Major Projects

P. Willis completed the backfilling on the shoulders on Hillcrest Dr.

Storm Expenses

Snow was plowed on December 14th, 20th including a sanding, 27th and Jan 1st for a total of \$4,525. The windstorm knocked down trees causing a loss of power. The tree removal cost was \$2,000.

Westview Dr Trees

Tom hasn't received a second estimate yet for the tree at 38 Westview.

There is another tree with a broken portion which is on private property. Tom followed up with Eversource. They were supposed to send someone out.

Dam: Pat O'Leary

Dam Insurance

Pat consulted with Karl Acimovec who gave an estimate of \$2 million for the complete replacement of the dam.

2026 Dam Inspection

Once we receive the letter from the DEEP regarding the inspection, Karl will schedule the inspection. Reinforcement of the riprap on the dam and removal of a few trees in the 25' setback will likely be needed. The timeframe for remediation will be set by the inspector.

Environment: Arta Dobbs

Microbac, the company that does the e coli testing, notified us that the price is going up 5%.

Recreation: Denise Pillion

Community Events

On January 23rd there will be a TGIF cocktail and appetizer progressive event.

5. **Old Business**

Status of ALPOA Property Sales

The agreement approvals were completed and signed at the Special Meeting of Members. The sales are now pending the action of the property owners.

6. **New Business**

Assessment Exception Appeal

Brandy Landrie owns two non-contiguous parcels on Sunset Dr. She asked the Board if there could be any exceptions made so that she would not be charged the second assessment for the lot across the street from her house. She just uses the lot for parking. Tom reported that there are nine other property owners in the same situation. If the Board makes accommodations for one, we would need to open it to all property owners which would amount to \$6,600 less income for the Association. Pat suggested that Brandy could deed the property to ALPOA and be given an easement for parking. Jason asked if when the home was purchased the lot was acquired with the home. Brandy stated that the properties are deeded together. Tom looked into the history of the property and found that the previous owner didn't want to pay two assessments either. The Board at that time determined that since the properties were non-contiguous, there

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were two assessments. Many in this situation have sold to abutting property owners. The Board decided more time was needed to consider and would discuss at a later meeting.

Question Regarding ALPOA Property Sales

Chris Hollan asked for clarification on the sale of the paper roads. Tom stated that Farm Dr. would not be sold because it is the access to the Hollon's property.

7. Next Meeting

The next meeting will be February 3rd at 7:00 on Zoom.

8. Adjournment

Tom motioned to adjourn the meeting at 7:48. Brent seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner
ALPOA Secretary
January 30, 2026