

Approved

Ashford Lake Property Owners' Association Board Meeting

Zoom

July 1, 2025

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

Tom Barry called the meeting to order at 7:05 p.m.

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

Board members absent were Paul Brown, Robin Clapp, Don Judson, Denise Pillion, and Brent Raymond.

Property owners present was Joshua Barber.

2. **Approve Meeting Minutes**

Tom motioned to approve the June Board Meeting minutes 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 June including expenses, outstanding assessments, and year to date payment activity.

Checking Account

Beginning Balance	\$52,290.51
Deposits	\$2,750.00
Interest	\$0.00
Payments to:	
Town of Ashford \$60.00 Lien Filing Fee	
M&T Bank \$8.30 Credit Card Processing Fees	
CT Secretary of State \$50.00 Annual Filing Fee	
P. Willis Construction \$9,343.75 Farm Drive Grading and Material	\$9,609.99
Home Depot \$46.24 Line Striping Paint and Supplies	
Home Depot \$76.19 Speed Bump Paint and Supplies	
Paul Brown \$25.51 Stop Sign Post	
ENDING BALANCE	\$45,430.52

## Approved

### 2025 YTD Spend

Expenses and projects	\$29,660.86
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### Capital Fund

Beginning Balance - Savings Account	\$45,649.87
Deposits	\$0.00
Interest	Not available 6/30
ENDING BALANCE	\$45,649.87
Beginning Balance - Certificate of Deposit	\$42,715.68
Interest	Not available 6/30
ENDING BALANCE	\$42,715.68
Total Capital Fund	\$88,365.55

### Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (7)	\$13,656.63	46.66%
Current year only (11)	\$6,535.00	22.33%
Current through 3/1/25 (26)	\$9,075.00	31.01%
Total Owed (44)	\$29,266.63	100.00%

### 2025 Payments

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

2025 Assessments Received

% of Assessment

Paid in Full (87)	\$57,506.00	66.97%
Delinquent Previous plus Current (5)	\$2,525.00	2.94%
Current year only (4)	\$2,748.00	3.20%
Current through 3/1/25 (26)	\$9,525.00	11.09%
Total Paid (122)	\$72,304.00	84.21%

Payments to prior balances	\$0.00	
		% of Budget

Total Payments Received in 2025	\$90,284.75	105.15%		
			\$72,304.00	84.21%
			\$90,284.75	\$90,284.75
			105.15%	105.15%

### Executive Summary

Tom summarized the June executive summary. Collections are comparable to collections from last year.

### Small Claims

A lien was filed on the first case. There is a hearing for the second case on July 9<sup>th</sup>.

## 4. Committee Reports

### **Roads and Grounds: Tom Barry**

#### Stop Sign

The stop sign for the intersection of Lakeside and Hillcrest was installed by Jordan. A notice will be posted on the website to alert people to the change.

#### Line and Speed Bump Painting

The road lines have been painted. The speed bumps will be done when the weather allows.

#### Road Repairs

The Farm Dr project is complete.

Jordan took care of the other dirt road repairs.

#### Catch Basin Cleaning

The catch basins will be cleaned July 8<sup>th</sup>.

#### Right of Ways

There will be a reminder posted on the website stating that property owners may plant in the right of ways, but ALPOA is not responsible for any damage.

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

#### Long Term Planning

In the next 2-3 years, the riprap on the waterside bank will need to be refurbished.

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### **Environment: Arta Dobbs**

#### Beach Water Testing

Microbac is scheduled to test the beach water on July 17<sup>th</sup> and August 14<sup>th</sup>. The results will be posted when completed.

#### Cyanobacteria

The Board discussed the value in testing the next time there are visual signs of possible cyanobacteria so that we would have a benchmark for future similar observations. Arta will ask Microbac about testing.

#### Water Quality

The water quality has been good. The clams filter the water are another indicator of good water quality.

### **Recreation: Denise Pillion**

#### Garden Tour

There was another successful garden tour and plant swap.

#### Boat Parade

The annual boat parade will be Friday, July 4<sup>th</sup>.

#### Picnic Tables

Thank you, Glenn Orcutt, for repairing the picnic table benches!

#### Dog Waste

A reminder to pick up after your dogs should be posted on the website.

### **Community Watch and Safety**

#### Speeding

Joshua Barber reported that he filed a complaint with the Ashford Post Office regarding the speed of the mail truck.

Joshua also inquired about putting out temporary signs when the children are out playing.

## **5. New Business**

#### Ashford Lake T-Shirts

Joshua Barber reported that he has a local person who can print Ashford Lake T-Shirts. Notices could be sent out, collect orders and shirts picked up at a location at the Lake.

## **6. Next Meeting**

The next Board Meeting will be held on Tuesday, September 2nd at 7:00 on Zoom.

## **7. Motion to Adjourn and Open an Executive Session**

At 7:55 p.m. Tom motioned to adjourn the Regular Session and move to Executive Session. Ann seconded the motion. All those present were in favor.

Respectfully Submitted,

Ann Milner  
ALPOA Secretary  
July 27, 2025