

Ashford Lake Property Owners' Association Board Meeting

Zoom

May 5, 2026

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, Don Judson, Ann Milner, Pat O'Leary, Denise Pillion, and Jason Pufahl.
Board members absent were Robin Clapp, Diane Preble and Bret Raymond.
Property owner present was Melissa Brown.

2. Approve Meeting Minutes

Tom motioned to approve the minutes of the April General Board Meeting and Executive Session minutes as submitted. Pat seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

Beginning Balance	\$28,314.73
Deposits	\$9,400.00
Interest	\$0.00
Payments to:	
M&T Bank \$9.00 Credit Card Processing Fees	
Shore Shack \$375 Swim Ladder for Sunset Beach Raft	
Ace Hardware \$57.41 Locks for swim ladders	
Ann Milner \$67.50 Reimbursement for Welcome Basket	
Supplies	\$508.91
ENDING BALANCE	\$37,206.02

2026 YTD Spend	
Expenses and Projects	\$ 29,019.47

Capital Fund

Approved

Beginning Balance - Savings Account	\$56,043.14
Deposits - Sale of Green Hill and 1/2 of Hickory	\$5,000.00
Interest	\$49.10
ENDING BALANCE	\$61,092.24
Beginning Balance - Certificate of Deposit	\$43,928.94
Interest	\$128.16
ENDING BALANCE	\$44,057.10
Total Capital Fund	\$105,149.34

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (7)	\$13,691.53	41.46%
Current year only (20)	\$11,980.00	36.28%
Current through 3/1/26 (22)	\$7,353.43	22.27%

2026 Payments

2022 Assessment Total (131 Property Owners, 143.11 Assessments) \$85,266.00

2026 Assessments Received

Paid in Full (81)	\$53,586.00	62.85%
Delinquent Previous plus Current (1)	\$400.00	0.47%
Current year only (5)	\$1,683.00	1.97%
Current through 3/1/26 (22)	\$8,436.57	9.89%
Total Paid (109)	\$64,105.57	75.18%

Payments to prior balances \$0.00

	% of Budget	
Total Payments Received in 2026	\$64,105.57	75.18%

Executive Summary

Don reviewed the April 2026 Executive Summary. Compared to April of last year, there were more assessments received and there was less spending. We are catching up a bit but there is still

Approved

approximately \$14,000 less in the checking account than last year. There is \$17,000 more in the Capital Fund than last year. In Outstanding Assessments, there are 7 delinquent property owners compared to 10 at this time last year. However, there are more property owners who owe for the current year only. The Total Owed is similar to last year. In Assessments Received, we have received \$4,000 less than last year at this time.

General Ledger

We are approximately \$4,000 over budget for Snow Plowing and have spent \$2,800 of the \$4,000 budgeted for Road Maintenance.

4. **Committee Reports**

Roads & Grounds: Tom Barry

2026 Repairs/Improvement Projects

On April 22, Don, Pat and Tom completed a spring roads inspection. Tom reviewed the list of items found that need to be addressed. (See attached).

The next step is to get a contractor to look at the areas, measure and provide cost estimates. Tom spoke with the Ashford Wetlands Agent, Jim Larkin. As long as we weren't doing anything in the water, Jim could do an agent approval for the sand for East Beach. He would need to know how much sand we would add. (Tom followed up with Jim Larkin and was told that to get an agent's approval to add sand at East Beach the Association would still have to submit an application to the IWWC with a \$120.00 fee. Additional information needed would include the type and amount of sand, how it would be distributed, any erosion controls and a sketch or map of the beach. Tom decided that it was not worth the cost, time or effort to try to get an agent's approval in time for Clean-up Day on May 16.)

Pat recommended that the Board think about setting a specific amount in the budget each year for paving so that we don't get behind on projects. Don suggested that we make a distinction between road reconstruction and overlays.

Dam: Pat O'Leary

Environment: Arta Dobbs

Canada Geese

Geese have been around, but no nests have been found or reported.

Wayward Dock

There was a dock that floated on the east side of the lake during the spring. It ended up lodged at the Dobbs shore over the spawning pools. No one came forward claiming the dock after being posted on Facebook. The Dobbs dismantled the dock and disposed of it.

Recreation: Denise Pillion

Community Events

Lunch Bunch will meet May 22nd at the Black Dog in Putnam.

Spring Clean Up/Docks on May 16th.

Sunset Beach Ladder

A new ladder and lock were installed on the Sunset Beach raft. A lock was also purchased for the ladder at East Beach.

Life Preservers

Floating throw rings will be purchased for both beaches at a cost of \$75 each. They will be labeled as ALPOA property and have a sign stating for emergency use only.

Community Safety

Removal of Personal Items at the Beaches

Residents have expressed concerns about items being left at Sunset Beach both last year and this year. Fishing line, fishing gear and toys have been found. Fishing line is very dangerous for birds,

Approved

and lake animals as well as people. Information will be posted on the Ashford lake Community Facebook page.

Fishing While Swimming

Residents have also expressed concerns about incidents when people have been fishing at the beach while people are swimming. A suggestion was made to have fishing areas separate from the beaches. Enforcement was a concern. It was decided to also post information regarding fishing safety on the Ashford lake Community Facebook page. If it continues to be an issue, consideration will be given to no fishing on Association beaches.

E-Bike Safety

Residents have also expressed concerns about the safety of the kids as they ride their e-bikes on Ashford Lake roads. They often ride very fast, in the middle of the roads and don't stop at intersections. Melissa Brown added that she has seen them do wheelies on Sunset Dr. While kids having fun is important, safety is an issue. She asked what the policy of the Association is on e-bikes. Tom stated that the current policy is an old policy and is directed at four wheelers and dirt bikes and doesn't cover e-bikes. Another Facebook post will address safe e-bike riding on ALPOA roads.

5. Old Business

Status of ALPOA Property Sales

The Forbes' sale is complete.

The Dubbs' sale is complete.

The Trotta's should close next week.

There has been no change on the Cayes.

6. New Business

May 1, 2026 email to the ALPOA Board of Directors from a Property Owner

The Board received an email from a property owner with their concerns regarding ALPOA insurance, potential work on the dam, the DEEP permitting process, the vetting of any contractors, and licensing and insurance of any new Professional Engineer. The owner was not present, so the Board decided to table the discussion until next meeting or at such time when the owners can be present to participate in a discussion of the concerns. It was also decided to include the agenda of the meeting on the website for other property owners who may have the same concerns.

7. Next Meeting

The next meeting will be June 2nd at 7:00 on Zoom.

8. Adjournment

Tom motioned to adjourn the meeting at 8:29 p.m. Ann seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner

ALPOA Secretary

May 11, 2026

Spring Roads Inspection April 22, 2026
Project Inventory

Tom Barry, Don Judson, Pat O'Leary

1. 29 Hillcrest Drive Curb at intersection by stop sign to keep water in the roadway Lot 910
2. East Beach Replenish sand w/Ashford Wetlands agent approval
3. 53 & 57 Lakeside Formalize drainage with riprap (future project) Lots 968 & 969
4. 78 Lakeside Add gravel/grade area (JCL Lawncare) Lots 938-940
5. Lower Lakeside (Side Trail) Add gravel/grade and reconstruct berm at north end (JCL Lawncare) Lots 989-992
6. Lakeside Drive – North Shim w/asphalt on east side. Grade shoulder
7. ALD Walking Trail Clean out inlet area around pipe to restore proper drainage (JCL Lawncare) Lots 190 & 191
8. Sunset Beach Improve Drainage (future project)
9. 38 Westview Drive Remove tree adjacent to swale. Requires contractor certified to work in close proximity to Eversource power lines. One bid in hand. Will seek additional bids. Lot 37
10. Ashford Lake Drive
 - a. Shim west side at #75
 - b. Shim west side from corner of Oakview Drive to driveway at #39. Possibly remove & replace asphalt covering pipe under road.
 - c. Shim west side from #34 to #22
 - d. Shim east side from #21 to utility pole
 - e. Shim west side at #14
 - f. Repair drainage swale west side from #14 to ALD/Hillcrest curve (JCL Lawncare)
 - g. Saw cut and pave damaged area at ALD/Hillcrest curve
11. Dam
 - a. Shim and overlay 8' strip on south side by spillway
 - b. Shim and overlay on south side from spillway to speed bump
 - c. Shim and overlay on north side area past speed bump

Preferred contractor for paving is P. Willis if their equipment can accommodate the job. If not, bids will be solicited from other paving contractors.

Inspection conclusions: Do necessary general repairs and salvage damaged paved areas in order to avoid having to remove and replace entire sections of roadway.