

Approved

Ashford Lake Property Owners' Association Board Meeting
Zoom
November 11, 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 Brent Raymond.
Board members absent were Robin Clapp, Pat O'Leary and Diane Preble.
Property owner present was Judy Campbell.

2. Approve Meeting Minutes

Tom motioned to approve the Annual Meeting and October Board Meeting minutes as submitted. Nancy seconded the motion. All present were in favor.

3. Treasurer's Report: Don Judson

Below is the executive summary of our account

Beginning Balance	\$50,241.78
Deposits	\$1,325.00
Interest	\$0.00

Payments to:

M&T Bank \$47.75 Credit Card Processing Fees

Ann Milner \$51.69 Refreshments for Annual Meeting

Mullen & Mahon \$10,099.08 Liability Insurance Renewal

Mansfield Tree Service \$4,000.00 Tree Removal
\$14,198.52

ENDING BALANCE \$37,368.26

2025 YTD Spend
Expenses and Projects \$55,108.22

Capital Fund

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Beginning Balance - Savings Account		\$45,793.79
Deposits	\$0.00	
Interest	\$38.91	
ENDING BALANCE		\$45,832.70
Beginning Balance - Certificate of Deposit		\$43,212.25
Interest	\$97.78	
ENDING BALANCE		\$43,310.03
Total Capital Fund		\$89,142.73

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (4)	\$7,846.53	
		64.12%
Current year only (5)	\$3,100.00	25.33%
Current through 3/1/25 (5)	\$1,290.00	10.54%
Total Owed (14)	\$12,236.53	100.00%

2025 Payments

2025 Assessment Total (131 Property Owners, 143.11 Assessments)	\$85,866.00
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2025 Assessments Received		% of Assessments
Paid in Full (117)	\$82,956.10	96.61%
Delinquent Previous plus Current (3)	\$1,180.00	1.37%
Current year only (3)	\$3,003.00	3.50%
Current through 3/1/25 (5)	\$2,550.00	2.97%
Total Paid (128)	\$89,689.10	104.45%

Payments to prior balances	\$0.00
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	% of Budget
Total Payments Received in 2025	\$89,689.10
	104.45%

Executive Summary

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Don compared the October 2025 Executive Summary with October 2024. The Total Expenses are less than last year at this time. The Outstanding Assessments is less in every category than last year. The Assessments Received is more than we expected to receive for the entire year.

General Ledger

As of October 31st, we are \$42,000 under budget for the entire year. This does not include the payment for the road overlays.

Community Projects

The 2025 budget includes a total of \$600 for donations to Ashford and Eastford Fire Departments and food banks. Tom suggested increasing the donations by \$50 each. Jason suggested increasing the two food pantry donations by \$150 each for a total food pantry donation of \$600. Don stated that the 2026 Community Projects budget has already been set at \$600 and recommended not changing the 2026 budget. Don motioned to double the 2025 donation to the Eastford and Ashford food banks and keep the fire department donations the same. Tom seconded the donation. All present were in favor.

Capital Fund Transfer

Don motioned to approve the transfer of \$10,000 from the Operating Fund to the Capital Fund. Denise seconded the motion. All present were in favor. Don will wait until the end of the year to make the transfer to ensure there is adequate cash which is very likely.

Payments

Tom said \$18,775 has recently been paid to P. Willis Construction for the overlays.

Lot Consolidation

There was a recent sale of one lot to a neighbor. This consolidation was anticipated is reflected in the 2026 budget.

Delinquencies and Billing

ALPOA is owed \$12,000 by fourteen property owners. Five of which are only for this year. Five have paid the first installment. Four are delinquent for more than this year. Bills will be sent out at end of the year.

Certificate of Deposit

The CD matured and was renewed for a one-year term at 3.43%. The previous rate was 3.00%.

Dam Insurance

There was a discussion at the Annual Meeting regarding the need for insurance for the dam. Don spoke with the insurance agent and found that we can customize own policy. We need to determine the value we want to insure for, and what we want to insure and then get quotes. Don will speak to Pat regarding this and continue to investigate insuring the dam.

4. Committee Reports

Roads & Grounds: Tom Barry

Major Projects

The Hilcrest Dr overlay project is complete, and the invoice has been paid. There are a few sections that are thicker than what planned (no extra charge) and there is a big drop off on some edges. The shoulders could be backfilled, so edges don't break off. The cost to backfill would be \$1000. Don felt that there were sufficient funds to complete this.

Fall Clean-up

The dam and spillway have been cleared. The swales will be cleared.

2026 Snow Plowing Contract

There are no increases from last year in the snowplow rates from Mansfield Tree.

Hazardous Tree Removal Near 38 Westview Drive

There is a tree in our right of way one foot away from a utility pole that is dropping branches. Tom followed up with Eversource, and they will not take tree down. The area is scheduled for maintenance

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trimming possibly in spring 2026. ALPOA can't just have it removed because it is too close to pole. Special permission from Eversource is needed and it would have to be removed by a company with an EEHAP designation. Tom suggested that the Board consider finding someone to take it down in the spring and that the Board go look at it. Tom will get quotes from qualified companies. Don stated that the 2026 budget will accommodate the expense.

Environment: Arta Dobbs

Connecticut Federation of Lakes (CFL) Public Service Announcement

CFL put out a PSA regarding native plants. It is a good resource for homeowners to use native plants when planting and will be put on website.

Recreation: Denise Pillion

Community Events

The next lunch will be November 18th at Sadler Ordinary in Marlborough.

In December there will be a cookie swap.

There were estimated to be 40-50 trick or treaters on Halloween.

Life Preservers

Life preservers for the beaches will be ordered in spring.

5. New Business

Aquatic Invasive Species Presentation

Jason Secat, 62 Lakeside Dr., has offered to do a presentation based on data he collected on aquatic invasive species. Tom will get more specific information like the length of the presentation and projection needs.

6. Next Meeting

The next meeting will be December 2nd at 8:00 on Zoom.

7. Adjournment

Tom motioned to end the general meeting at 7:58. Ann seconded the motion. All were in favor.

Respectfully Submitted,

Ann Milner

ALPOA Secretary

November 25, 2025