

**Ashford Lake Property Owners' Association Board Meeting
April 4, 2017
184 Westford Road, Eastford, CT**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:10 PM.

Those Board members present were: Tom Barry; Don Judson; Sue Orcutt and Jason Pufahl and Ann Milner.

Absent were: Denise Pillion; Walt Wassil; Pat O'Leary; Mindy Carpenter; Lisa McAdam Donegan.

2. Minutes: Ann Milner

The March 7, 2017 Board Meeting minutes were previously approved as submitted through email.

3. Treasurer's Report: Don Judson

Below is an executive summary of our account activity for March, including expenses, outstanding assessments, and year to date payment activity:

Checking Account

Beginning Balance	\$31,600.17
Deposits	\$18,055.00
Interest	\$0.66
Payments to: Mansfield Tree Service \$2,675.00 Plowing & Sanding 3/3, 3/10 & 3/14/2017	\$2,675.00
ENDING BALANCE	\$46,980.83

Capital Fund

Beginning Balance - Savings Account	\$53,653.57
Deposits	\$0.00
Interest	\$6.83
ENDING BALANCE	\$53,660.40
Beginning Balance - Certificate of Deposit	\$37,673.81
Interest	\$31.97
ENDING BALANCE	\$37,705.78
Total Capital Fund	\$91,366.18

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (19)	\$25,520.75	49.61%
Current year only (29)	\$16,725.00	32.51%
Current through 3/1/17 (30)	\$9,200.00	17.88%
Total Owed (78)	\$51,445.75	100.00%

2017 Payments

2017 Assessment Total (129)	\$73,555.00
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2017 Assessments Received

% of Assessment

Paid in Full (51)	\$28,055.00	38.14%
Delinquent Previous plus Current (8)	\$2,225.00	3.02%
Current year only (3)	\$275.00	0.37%
Current through 3/1/17 (30)	\$9,300.00	12.64%
Total Paid (92)	\$39,855.00	54.18%

Payments to prior balances	\$351.47
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Total Payments Received in 2017	\$40,206.47
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4. Other Financial Matters: Collections, Billing, IRS Penalty and Small Claims: Tom Barry

Collections

Four property owners whose past due balances were paid by banks in 2016 were offered the option of paying \$50 per month from March through December 2017. Only one returned a signed payment plan agreement and made a payment in March. The other 3 have neither responded nor made any payments.

On March 8 letters were sent to 5 property owners whose total amount due exceeds \$1,200. Each was asked to pay either the past due amount plus 50% of the current year amount or to pay at least enough to reduce the balance to below \$1,200 in order to avoid suit in Small Claims Court. Only 2 have made payments, and only one has reduced the balance to below \$1,200. None called to set up a payment plan as offered.

Letters were sent to 2 owners who have fallen behind on payment plans. Request was made to increase payment amounts and to resume regular payments to address substantial past due balances. One made a payment in March.

Small Claims

Currently 2 Small Claims judgments remain unsatisfied and one judgment lien remains on file in Ashford.

Billing

Bills will be sent out in May and August to all owners who are not either paid in full for 2017 or paid up through September 1, 2017.

IRS Late Filing Penalty

There has been no response yet for the abatement that was requested.

5. Committee Reports

Roads Committee Report: Tom Barry

The roads will be inspected on a Saturday in April so that projects can be decided upon in May.

Bids for 2017 dam & beach mowing will be sought since Lagasse has retired. One bid has already been received from Allen at ARB Quality Lawn care for the same price Lagasse charged last year. Two more bids will be requested.

Environmental Committee Report: Tom Barry

Notices have been laminated and posted around the lake asking residents to notify the Board regarding the geese.

Dam Committee Report: Don Judson

DEEP mandated Emergency Action Plan (EAP) Revision and Inspection

Don received notice from the DEEP that dam is due for inspection by a professional engineer in 2017, with the report due in March 2018. Don was also notified that our EAP needs to be revised in 2017. Only a small part of the previous EAP can be used in the revision since the standards have changed significantly. Don received quotes from Karl Acimovic who inspected the dam and wrote the last EAP two years ago. The quote for the EAP revision to be completed in 2017 is \$2,800. The quote for the dam inspection in 2017 and report due in March 2018 is \$2,800. ALOPA would be billed in 2018 for the dam inspection and report. Don made a motion to engage Karl Acimovic to do the EAP revision at a cost of \$2,800 to be billed in 2017 and to also engage Karl Acimovic do the dam inspection in 2017 and report due in March 2018 at a cost of \$2,800 and bill for this in 2018. Jason second the motion. All present were in favor.

Recreation Committee Report: Tom Barry

Clean-up Day will be Saturday, May 20th from 8:00 am to 12:00 pm. We will meet at East Beach. Projects to be completed will be weeding and spreading sand on the beaches, putting out the rafts, cleaning swales, raking stones back onto the right-of-way on Lakeside Drive and picking up trash along the roads. Jason will mail notification of Clean-up Day. Don will donate a 5-gallon bucket with sand and chains for the raft.

Communications Committee Report: Don Judson

Board@alpoa.org email status

The Board is not receiving email from owners from board@alpoa.org. The Board would like to have it set up so the emails go to Ann and she will forward to the appropriate Board member. Don has made 2 attempts to contact the web master but has had no response. Jason will also follow-up.

6. Any New Business

A large tree fell down into a yard on Campert and the root ball is near the road.

7. Next Meeting:

The next meeting will be the May 2, 2017 at 7:00 pm at Denise Pillion's home, 73 Lakeside Drive.

8. Adjournment

At 8:20 Sue motioned to adjourn and Ann second the motion.

Respectfully submitted,
Ann Milner
Recording Secretary
April 6, 2017

Addendum: We received 3 additional yes votes to the motion for the EAP revision and dam inspection via email from Walt Wassil, Denise Pillion and Lisa McAdam-Donagan.