

**Ashford Lake Property Owners' Association Board Meeting
April 14, 2020
Via Skype**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:20 pm.

Those Board members present were: Tom Barry; Jeremy Edberg; Don Judson; Lisa McAdam Donegan; Denise Pillion; Walt Wassil and Ann Milner.

Those absent were: Mindy Carpenter; Harry Marshall; Jason Pufahl; Sue Orcutt; and Paul Stansel.

2. Minutes: Ann Milner

The March minutes were accepted as submitted.

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	\$38,193.71
Deposits	\$12,446.59
Interest	\$0.78
Payments to:	
Ann Milner \$60.36 Welcome Basket materials	\$203.36
\$40.00 Welcome Basket materials	
Sue Orcutt \$103.00 Welcome Basket materials	
ENDING BALANCE	\$50,437.72

Capital Fund

Beginning Balance - Savings Account	\$38,895.50
Deposits Capital Funds Transfer to Checking	
Interest	\$3.41
ENDING BALANCE	\$38,898.91
Beginning Balance - Certificate of Deposit	\$38,819.79
Interest	\$33.93
ENDING BALANCE	\$38,853.72
Total Capital Fund	\$77,752.63

Outstanding Assessments

		% of Owed
Delinquent Previous plus Current year (15)	\$27,105.00	49.23%
Current year only (35)	\$20,000.00	36.33%
Current through 3/1/20 (26)	\$7,950.00	14.44%
Total Owed (76)	\$55,055.00	100.00%

2020 Payments

2020 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00
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2020 Assessments Received		% of Assessment
Paid in Full (54)	\$29,055.00	39.50%
Delinquent Previous plus Current (4)	\$1,626.59	2.21%
Current year only (0)	\$0.00	0.00%
Current through 3/1/20 (26)	\$8,050.00	10.94%
Total Paid (84)	\$38,731.59	52.66%
Payments to prior balances	\$2,920.00	
Total Payments Received in 2020	\$41,651.59	

4. Collections, Payment Deferrals, 2020 Small Claims: Don Judson

Collections

In terms of cash and collections, we are doing a little better than last year at this time. Almost 50% of the assessment owed is by delinquent owners from previous years. Given current the circumstances, collections are expected to slow down.

Assessment Payment Deferrals

Don noted that the Governor is allowing municipalities to defer tax payments and recommended taking similar actions to stop collection activities and allow owners to defer payments for 90 days which would be June 1st. Fifty owners have not made payments for the first half of the year. Fifteen are delinquent for this and previous years, and thirty-five are delinquent for 2020 only. Walt suggested to only allow the extension for 2020 assessments. It was decided to send bills notifying owners that they are still responsible for payments, but the 2020 assessments are deferred until June 1st.

Small Claims

Small claims are on hold since the court is not open. It was decided to send those four owners a letter notifying them that as of March 1 they were scheduled to go to small claims but due to the current situation it is on hold but will be addressed at future time.

CD Maturing

The current capital fund CD earns 1.00% interest and will mature on 4/27/20. Don checked the rates and recommended that following maturity, we renew our CD for an 18 month term, currently paying 1.10%. The Board was in agreement.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Major Projects

Tom will contact the contractor regarding projects for this year. It was decided to obtain quotes for the following projects.

- Dirt road repairs to potholes and grading.
- Wetlands mandated project: Swale on Westview Dr.
- Pipe on the corner of Oakview and ALD gets blocked and overflows road when it rains. Tom will suggest a catch basin.
- Sand area at Sunset Beach and drainage so sand doesn't get washed out.
- Drainage trough on lower ALD between two driveways.

To be prudent with expenditures it was decided not to do any paving from Westview to Sunset or Sunset to Birchwood this year.

Tree Removal

A tree fell on Birchwood during the recent windstorm. Mansfield Tree Co. removed it.

Mowing Contract

Jordan Lamare, from JCL Lawn Care, sent a renewal for the mowing contract. The Board was in agreement to renew.

Updates on Zoning Issues

No additional information has been received.

Septic Replacement at 72 Ashford Lake Dr.

Septic repair continues to be staked out.

Dam Committee Report: Sue Orcutt

Bridge Repairs

Sue received a quote of \$4,460 to repair the concrete on the bridge deck and cracks underneath. The work would be completed mid-summer and would coordinate with the painting.

This would bring the total to \$9,560 for bridge painting and concrete work and funds from the dam budget and road maintenance would be used.

Denise motioned to allocate spending \$10,000 for painting and concrete repair for the bridge at dam. Walt seconded the motion and all present were in favor.

Environment Committee Report: Tom Barry

Geese

Three geese are back but no nests have been found.

Recreation Committee Report: Denise Pillion

Chili Fest

The Chili Fest has been canceled.

Spring Clean-Up

There will be no formal Spring Clean-Up/Pizza Lunch this year however projects still need to be completed. Flyers will be distributed with a list of projects.

Beaches

With the need for social distancing at this time, the Board discussed spreading out the placement of the picnic tables or removal if needed and not putting out the rafts. Social Distancing signs will be purchased.

Sand may be needed for East Beach.

Communication Committee Report: Ann Milner and Sue Orcutt

Welcome Basket

Materials were purchase and additional Welcome Books were printed. A welcome basket was delivered to the new owners at 34 Sunset Dr.

6. Other Business

Model Airplane Club,

The Board agreed to cancel the use of Sunset Beach by the model airplane club for now.

Rental Properties

Tom emailed the owner of the Airbnbs which have been rented this month and was told that the people here now are health care workers. The listing site states that only certain people can make reservation at this time.

7. Next Meeting

The next Board meeting will be held May 5th via Skype or Zoom.

7. Adjournment

At 8:20 PM Don motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
April 17, 2020