

**Ashford Lake Property Owners' Association Board Meeting
December 12, 2019
42 Farm Dr.**

1. Call to Order: Tom Barry

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

Those Board members present were: Tom Barry; Harry Marshall; Denise Pillion; Don Judson; Jason Pufahl; Sue Orcutt; Paul Stansel; and Ann Milner.

Absent were: Jeremy Edberg; Lisa McAdam Donegan; and Mindy Carpenter; Walt Wassil.

Homeowners present were: Charlie and Cheryl Hall, 96 Lakeside Dr.

2. Minutes: Ann Milner

Accepted as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance		\$18,470.02
Deposits		\$1,300.00
Interest		\$0.29
Payments to:		
Ashford Volunteer FD		
Eastford FD		
Living Proof Church		
Eastford Food Pantry 4 @ \$150 = \$600		
USPS \$76.00 (PO Box 12 months)		
JCL Lawn Care LLC		
10/18/19 cut brush on Sunset to sign	\$100	
10/20/19 cut brush on Birchwood	\$120	
10/27/19 cut around all the lake signs	\$70	
Total Amount: \$290		\$1,877.00
Don Judson \$11.00 (Postage / Final Bills)		
JCL Lawn Care LLC		
11/24/19 Swale Cleaning / Clear brush on Westview Dr.	\$900	
Total Amount: \$900 (Fall Clean-up)		
ENDING BALANCE		\$17,893.31

Capital Fund

Beginning Balance - Savings Account		\$38,882.74
Deposits Capital Funds Transfer to Checking		
Interest		\$3.09
ENDING BALANCE		\$38,885.83
Beginning Balance - Certificate of Deposit		\$38,692.68
Interest		\$30.72
ENDING BALANCE		\$38,723.40

Total Capital Fund	\$77,609.23	
Outstanding Assessments		% of Owed
Delinquent Previous plus Current year (12)	\$20,081.59	87.76%
Current year only (5)	\$2,500.00	10.9%
Current through 3/1/19 (2)	\$300.00	1.31%
Total Owed (19)	\$22,881.59	100.00%
2019 Payments		
2019 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00	
2019 Assessments Received		% of Assessment
Paid in Full (111)	\$64,545.00	87.75%
Delinquent Previous plus Current (4)	\$900.00	1.22%
Current year only (0)	\$0.00	0.00%
Current through 3/1/19 (2)	\$750.00	1.02%
Total Paid (117)	\$66,195.00	89.99%
Payments to prior balances	\$5,745.00	
Total Payments Received in 2019	\$71,940.00	

4. Collections, 2020 Small Claims, 2020 Budget: Tom Barry and Don Judson

Collections

A 10% finance charge will be added to outstanding balances as of December 31st.
Tom has not had a response from Wells Fargo Bank regarding 2 delinquent accounts.

Small Claims

A notice will be included in the January billing to those whose total assessment amount due as of January 1, 2020 exceeds \$1,500. If the full past due amount is not paid, or an arrangement for a formal payment plan is not made by March 1, 2020, ALPOA will file a suit in Small Claims Court for the total amount due plus court costs. Once filed, a suit will not be withdrawn unless the past due amount is paid in full.

2020 Budget

Don reviewed a comparison of assessments received and expenses for 2018 and 2019. He recommended not moving \$5,000 to capital fund this year due to the large road improvement expenses this year.
Don reviewed the 2020 proposed budget.
Denise motioned to approve the budget as presented. Jason seconded the motion. All were in favor.

Reimbursement

Tom needs reimbursement of \$118.42 for new road signs. Don motioned to approve the reimbursement. Jason seconded the motion. All were in favor.

5. Committee Reports

Roads and Grounds Committee Report: Tom Barry

Roads (Status report, initial planning for 2020)

Everything is holding up well with the storms this month. The swales were cleaned well by the landscaper. Chris Dyer cleaned swales on Oakwood and Ashford Lake Dr.
Westview drainage mandated project would be on the road project list for 2020 and maybe Farm Drive if the town takes care of their work first.

Dam Committee Report: Sue Orcutt

Bridge Repairs

Sue has sent pictures and specific concerns of the bridge repairs needed to Mohawk Northeast Inc.

Recreation Committee Report: Denise Pillion

Chili Fest

The dates were set for April 18th for the Chili Fest at East Beach, May 16th for the Spring Clean-up and July 4th for the Boat Parade.

Communication Committee Report: Ann Milner and Sue Orcutt

Newsletter

The 2020 newsletter was shared with the Board and will be sent with the January billing.

6. Follow-up on Annual Meeting items

Update on 21 ALD and 436 North Rd.

Mike D'Amato, the new Zoning Enforcement Officer, came to the lake and took registration information from the vehicles and will do some investigations and will follow through.

Beach Passes

Ann made card stock beach passes and shared them with the board. 175 will be copied and sent with the January billing.

7. Community Projects

ALPOA received acknowledgments from the Ashford Food Bank and the Eastford Fire Department for the donations sent last month.

8. New Business

96 Lakeside Dr.

Charlie and Cheryl Hall shared their plans for their home they plan to build at 96 Lakeside Dr. beginning next spring. They plan to park their motor home on the lot when they are working on the home. There will be an out building built in the back of the lot where the motor home will be kept when the building is completed. They asked if there was anything in their plans that would be offensive to ALPOA.

Tom's only concern would be to ensure proper drainage from driveway onto Lakeside Dr.

8. Next Meeting

The next Board meeting will be held February 4th at Ann's home, 86 Ashford Lake Dr.

9. Adjournment

At 8:30 PM Don motioned to adjourn, and Jason seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
December 28, 2019



Microbac Laboratories, Inc. - Dayville
CERTIFICATE OF ANALYSIS
D9H0096

Ashford Lake Prop. Owners Assc

Project Name: Ashford Lake

Thomas Barry
42 Farm Drive
Ashford, CT 06278

Project / PO Number: N/A
Received: 08/12/2019
Reported: 08/14/2019

Analytical Testing Parameters

Client Sample ID:	East Beach (Eastford Side of Lake)	Collected By:	Nicholas Leone
Sample Matrix:	Recreational Water	Collection Date:	08/12/2019 10:15
Lab Sample ID:	D9H0096-01		

Microbiology	Result	Limit(s)	RL	Units	Note	Prepared	Analyzed	Analyst
Method: SM9223 B-1997								
Escherichia coli	3.1	235	1	MPN/100 mL		08/12/19 1353	08/13/19 1435	ARM

Client Sample ID:	Sunset Beach (Ashford Side of Lake)	Collected By:	Nicholas Leone
Sample Matrix:	Recreational Water	Collection Date:	08/12/2019 10:30
Lab Sample ID:	D9H0096-02		

Microbiology	Result	Limit(s)	RL	Units	Note	Prepared	Analyzed	Analyst
Method: SM9223 B-1997								
Escherichia coli	1	235	1	MPN/100 mL		08/12/19 1353	08/13/19 1435	ARM

Results in bold have exceeded a limit defined for this project. Limits are provided for reference but as regulatory limits change frequently, Microbac Laboratories, Inc. advises the recipient of this report to confirm such limits and units of concentration with the appropriate Federal, state or local authorities before acting on the data.

Definitions

CT102: Connecticut Department of Public Health - Standards for Quality of Public Drinking Water 19-13-B102
RL: Reporting Limit
SMCL: US EPA Secondary Maximum Contaminant Level

Project Requested Certification(s)

Microbac Laboratories, Inc. - Dayville
PH-0465

Connecticut Department of Public Health

Report Comments

Samples were received in proper condition and the reported results conform to applicable accreditation standard unless otherwise noted.

The data and information on this, and other accompanying documents, represents only the sample(s) analyzed. This report is incomplete unless all pages indicated in the footnote are present and an authorized signature is included.

Reviewed and Approved By:

Ronald L. Warila
Director
Reported: 08/14/2019 14:39

Microbac Laboratories, Inc.

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