

**Ashford Lake Property Owners' Association Board Meeting
February 2, 2021
Via Zoom**

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:05 pm.

Those Board members present: Tom Barry; Harry Marshall; Don Judson; Jason Pufahl; Brent Raymond; Paul Stansel; and Ann Milner.

Those absent: Mindy Carpenter; Lisa McAdam Donegan; Sue Orcutt; Denise Pillion; and Walt Wassil

Association Members present: Janet Bellamy; Bernie Dubb; and Robert and Judy Campbell.

2. Minutes: Ann Milner

The December minutes were accepted as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

| | |
|--|-------------|
| Beginning Balance | \$24,905.21 |
| Deposits | \$24,740.00 |
| Interest | \$0.22 |
| Payments to: JCL Lawncare \$900 (Fall Clean-up - Clean swales around the lake, cut brush and clean out by the McConnel's swale, Clean up at Sunset Beach) Don Judson \$71.50 (Postage for bills) JCL Lawncare \$160 (Cleanup tree/ haul away branches on ALD 1/7/2021) MTS \$3,325.00 Date #of Plows Cost # of Sands Cost Total 12/05/20 1 \$650.00 1 \$350.00 \$1,000.00 12/17/2020 1 \$650.00 1 \$350.00 \$1,000.00 1/4/2021 1 12" storm \$975.00 1 \$350.00 \$1,325.00 Don Judson \$39.99 (alpoa.org domain renewal) | \$4,496.49 |
| ENDING BALANCE | \$45,148.94 |

Capital Fund

| | |
|-------------------------------------|-------------|
| Beginning Balance - Savings Account | \$43,916.57 |
| Deposits | \$0.00 |
| Interest | \$1.75 |
| ENDING BALANCE | \$43,918.32 |

| | |
|--|-------------|
| Beginning Balance - Certificate of Deposit | \$39,147.18 |
| Interest | \$31.08 |
| ENDING BALANCE | \$39,178.26 |
| Total Capital Fund | \$83,096.58 |

Outstanding Assessments

| | | % of Owed |
|--|-------------|-----------|
| Delinquent Previous plus Current year (17) | \$24,500.00 | 34.80% |
| Current year only (77) | \$44,205.00 | 62.79% |
| Current through 3/1/21 (6) | \$1,700.00 | 2.41% |
| Total Owed (100) | \$70,405.00 | 100.00% |

2021 Payments

| | |
|---|-------------|
| 2021 Assessment Total (130 Property Owners, 147.11 Assessments) | \$72,555.00 |
|---|-------------|

2021 Assessments Received

| | | % of Assessment |
|--------------------------------------|-------------|-----------------|
| Paid in Full (30) | \$15,500.00 | 21.36% |
| Delinquent Previous plus Current (3) | \$1,475.00 | 2.03% |
| Current year only (3) | \$715.00 | 0.99% |
| Current through 3/1/21 (6) | \$1,800.00 | 2.48% |
| Total Paid (42) | \$19,490.00 | 26.86% |
| Payments to prior balances | \$6,000.00 | |
| Total Payments Received in 2021 | \$25,490.00 | |

4. Collections, Small Claims Update and Reimbursements, Alternate ways of Payment: Don Judson

Collections

2021 payments are being made. The outstanding assessments are \$10,000 less than this time last year. There was \$6,000 paid to prior balances. The next bills will be sent mid to late March.

Small Claims

There was one small claims suit filed but there has been no response from the court yet. In the meantime, \$4,590.00 was received from the owner which is the full amount of the suit not including court costs.

There is another owner who owes \$2,650. ALPOA is in correspondence with them; however, no payments or no request for payment plan have been made. If no payment has been made by March 1, a small claims suit will be filed.

Others who owe significant amounts are on payment plans and making payments.

Reimbursement

Tom purchased postage stamps for \$55.00. Don moved to reimburse Tom \$55.00 and Jason seconded the motion. All present were in favor.

Alternate Ways of Payment

There have been requests for ways to make payments other than with a check. Don researched credit card processing with the bank. He is recommending setting up the use of PayPal for debit and credit card processing. There is a cost to the card holder of 2.9% of the payment plus \$.30. There would be no cost to ALPOA. Don proposed setting up a property owner self-service payment page on ALPOA.org. Brent has knowledge and experience with this and will help set up

the ability to directly invoice from PayPal.

5. Committee Reports

Roads and Grounds: Tom Barry

Future Road Projects

The remaining mandated road project is at the Campert Dr. and Farm Dr. intersection. This area is impacted by drainage issues (grading, driveway culverts and aprons) above on Campert Lane which the Town of Ashford needs to repair first. The five-year permit was issued in 2018, so we have time in that respect; however, after a heavy rainstorm, silt flows onto our road and into the lake. Tom will write a letter to the new Selectwoman explaining the situation and requesting that some action be taken.

Sunset Roadside

Tom has not had much response from contractors regarding a guard rail for the large drainage hole. He has been monitoring it after heavy rain and it seems like the hole is larger than needed. Tom recommends making it smaller.

Communication Committee: Ann Milner

Welcome Baskets

Welcome baskets have been delivered to the new owners at 28 Farm Dr., 37 Birchwood Dr., and 40 Lakeside Dr. A welcome booklet was mailed to the new owners of 21 Lakeside Dr.

6. Other Business

Ashford PZC (Proposed Lake District regulations)

Janet Bellamy, a member of the Ashford Planning & Zoning Commission, reported on the proposed lake district regulations. The proposal is also on the Ashford town website in the zoning link.

The new zoning enforcement officer has found that the lake district lots are quite small and are non-conforming to the town's zoning regulations due to the nature of the communities. Based on their total size, many of these lots are prevented by current zoning from making any improvement to the property without seeking a variance from the Zoning Board of Appeals. The new proposed regulations for the lot setbacks are 10" for the side, and 20" in back. There is a formula for average frontage for fronts. Lots subdivided now are legal. Any subdivision going forward, need to conform to regular town regulations.

There will be a survey for lake association boards and a public hearing after the commission agrees on new regulations.

7. Next Meeting

The next Board meeting will be held March 2nd via Zoom.

8. Adjournment

At 7:50 PM Tom motioned to adjourn, and Don seconded the motion.

Respectfully Submitted,

Ann Milner
Recording Secretary
February 7, 2021