

Ashford Lake Property Owners' Association Board Meeting
January 9, 2018
42 Farm Dr., Ashford, CT 06278

1. Call to Order: Tom Barry

Tom Barry called the meeting to order at 7:15 pm.

Those Board members present were: Tom Barry; Don Judson; Harry Marshall and Ann Milner.

Absent were: Denise Pillion; Jason Pufahl; Sue Orcutt Walt Wassil; Lisa McAdam Donegan; Pat O'Leary and Mindy Carpenter.

2. Minutes: Ann Milner

The December 5, 2017 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

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

Checking Account

Beginning Balance	\$21,033.95
Deposits	\$1,650.00
Interest	\$0.32
Payments to:	
Mansfield Tree Service \$3,900.00 Roads Plowing/Sanding	
Date #of Plows Cost # of Sands Cost Total	
12/9/2017 4-8" storm \$850.00 2 \$700.00 \$1,550.00	
12/11/2017 0 \$650.00 1 \$350.00 \$350.00	\$4,400.97
12/14/2017 1 \$650.00 1 \$350.00 \$1,000.00	
12/15/2017 1 \$650.00 1 \$350.00 \$1,000.00	
Thomas Barry \$250.97 signs, posts, hardware	
Frank's Landscaping \$250.00 Speed Bump / Lakeside	
ENDING BALANCE	\$18,283.30

Capital Fund

Beginning Balance - Savings Account	\$58,714.61
Deposits	
Interest	\$7.00
ENDING BALANCE	\$58,721.61
Beginning Balance - Certificate of Deposit	\$37,958.43
Interest	\$30.14
ENDING BALANCE	\$37,988.57
Total Capital Fund	\$96,710.18

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (11)	\$15,515.75	68.91%
Current year only (14)	\$6,325.00	28.09%
Current through 3/1/17 (3)	\$675.00	3.00%
Total Owed (28)	\$22,515.75	100.00%

2017 Payments

2017 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00
---	-------------

% of Assessment

2017 Assessments Received

Paid in Full (101)	\$58,585.00	79.65%
Delinquent Previous plus Current (8)	\$3,775.00	5.13%
Current year only (6)	\$850.00	1.16%
Current through 3/1/17 (3)	\$825.00	1.12%
Total Paid (118)	\$64,035.00	87.06%
Payments to prior balances	\$5,001.47	
Total Payments Received in 2017	\$5,001.47	

4. Financials and 2018 Budget Approval: Don Judson

2017 Review

Don reviewed the 2017 general ledger and compared the 2017 approved budget with the 2017 actual income and expenditures. The 2017 income was 1.9% over budget. We underspent by \$16,201 mainly due to snowplowing.

2018 Budget

The 2018 budget was then reviewed. The two largest items are Snowplowing and Road Projects. Minor line item adjustments were made due to under spending in 2017. Dam Maintenance is increased due to the dam inspection and Emergency Action Plan to be billed in 2018.

Tom motioned to accept the 2018 budget presented by Don as outlined on the exhibit that was distributed to the Board. Harry seconded the motion. All present were in favor. Six additional electronic votes in favor were received on January 10, 2018. Therefore, the 2018 budget was adopted by the Board.

5. Collections and Billing: Tom Barry

Collections

A couple of outstanding payments were received in December. Late payment fees will be added to all outstanding balances.

Billing

Bills for the 2018 assessment will go out by the end of January.

6. Committee Reports

Roads Committee Report: Tom Barry

Private Property Signs

Tom purchased an additional chevron sign to be placed at the north entrance to the Lakeside right of way. Tom will be reimbursed for the cost.

Snowplowing

The end of the driveway at 78 Lakeside Dr. was damaged by the plow due to the driveway extending into the road. It was explained to the owner that adjustments will be made to the end of the driveway during the road projects on Lakeside Dr. next summer.

Otherwise, the roads have been cleared well and in a timely manner.

Environmental Report: Tom Barry

Phragmites

Tom contacted ARB Lawncare to cut back the phragmites when the lake is frozen but has not heard back from him.

2018 Phragmites Treatment

Tom received a proposal for \$1760 from Solitude Lake Management to treat the phragmites next summer. This is within budget. Tom will contact to determine when we need to commit to the project.

Deer Research Project

DEEP has identified the 4.59 acre ALPOA-owned land south of the dam & spillway as a prospective site for their deer research project. The Board granted permission on behalf of the

association for DEEP researchers to access the site. It was made clear that our agreeing to assist with the project pertains to ALPOA-owned land only and not to any privately owned property that may be part of our association.

Recreation Committee Report: Denise Pillion

Chili Fest

Denise and Caroline Trotta have been making plans for a Chili Fest in February to be held at East Beach at noon. Denise will contact the Board with further information.

Communication Committee Report: Ann Milner

Annual Newsletter

Sue and Ann made the final edits of the newsletter. Copies were made and given to Mindy for inclusion with the January billing mailing.

7. Next Meeting:

There will be no Board meeting in February unless Denise needs to meet to finalize plans for the Chili Fest.

The next Board meeting will be held on March 6th at Ann Milner's home, 86 Ashford Lake Dr.

8. Adjournment

At 8:30 pm Tom motioned to adjourn and Ann second the motion.

Respectfully Submitted,
Ann Milner
Recording Secretary
January 17, 2018