

Ashford Lake Property Owners' Association Board Meeting
January 5, 2016
42 Farm Drive, Ashford, CT

1. Call to Order: Tom Barry

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

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

Those absent were: Mindy Carpenter; Jason Pufahl; Walt Wassil; Lisa McAdam Donegan and Pat O'Leary.

2. Minutes: Tom Barry

The December 1, 2015 Board Meeting minutes were approved as submitted.

3. Treasurer's Report: Don Judson

A) Don reviewed the financial report for December.

Checking Account

Beginning Balance	\$22,002.70
Deposits	\$335.00
Interest	\$0.36
Payments to: SAS Construction for crushed asphalt on ALD and replacement of driveway pipe at 75 ALD. +\$160 from Gary Willett for driveway pipe. Total \$1,360. \$76.77 to Ann Milner. Reimbursement for welcome basket items. \$53.00 to Town of Ashford for judgment lien filing \$90.00 to Clerk - Superior Court for small claims filing.	\$1,579.77
ENDING BALANCE	\$20,758.29

Capital Fund

Beginning Balance - Savings Account	\$30,120.55
Interest	\$2.56
ENDING BALANCE	\$30,123.11
Beginning Balance - Certificate of Deposit	\$37,207.56
Interest	\$31.58

	ENDING BALANCE	\$37,239.14
Total Capital Fund		\$67,362.25

Outstanding Assessments

Delinquent (16)		\$26,130.97
Current year only (3)		\$1,200.00
Current through 9/1/15 (5)		\$1,130.00
Total Owed		\$28,460.97

Deed Transfer:

None in December.

Small Claims Filings:

Will file in small claims court for those delinquent for 2 years and who don't make a 2016 payment by March 31, 2016.

Lien Status:

No changes.

4. Additional Financial Matters: Collections, Billing, Ashford/Eastford Tax Sale: Tom Barry

Collections:

-31 Sunset-Tom contacted bank that owns the property now regarding outstanding assessments. The bank requested a bill that will be and sent.

-6 Lakeside Dr.- This property is in the process of foreclosure. ALPOA has a lien on the property. Tom sent letter to the attorney handling the foreclosure regarding unpaid assessments. The assessment bill will be sent to the attorney.

-436 North Rd.- This property is in the process of foreclosure also. Tom filed a lien on the property and sent a letter to the attorney handling the foreclosure regarding unpaid assessments. The assessment bill will be sent to attorney.

Billing:

The billing letter template was reviewed and revised. Bills will be sent out this month.

Ashford/Eastford Tax Sale:

85 Ashford Lake Drive: The starting bid was \$7,851.55 for the total taxes due. The winning bid

was \$23,000.

The Lakewoods Property in Ashford and Eastford were auctioned as one property. The starting and winning bid was \$67,489.05 for total taxes due to both municipalities.

The owners have until June 2, 2016 to redeem the properties by paying the taxes and all attorney fees and costs associated with the tax sale. If an owner fails to redeem the property, the successful bidder takes title free and clear. If this is the case, ALPOA will not be entitled to any outstanding assessments fees due on the 85 Ashford Lake property.

5. Approve 2016 Budget

Using 2016 sample from Annual Meeting, the Board discussed line items and made revised as needed. Don will send out the revised budget to be voted on at the next meeting.

6. Committee Reports

Roads Committee Report: Tom Barry

It was decided not to plow the dirt roads during the snowstorm of 1-2 inches at the beginning of the month since ground was not frozen and there was concern that the plow would tear up the road.

Environmental: Tom Barry

No changes.

Dam: Don Judson

Don reported that DEEP has not yet accepted our emergency operation plan that was submitted. It may need updating.

Communications:

Progress has been made on the website.

7. New Business:

- Discussed providing opportunity for ALPOA owners to pay the annual assessments electronically. We need to get information on fees and the process to set this up and discuss at a future meeting.

- Discussed finding a replacement volunteer to mow Sunset Beach if possible.

6. Next Meeting: Tom Barry

The next Board meeting will be held weather permitting on Tuesday, February 2nd at Ann Milner's home at 86 Ashford Lake Dr. at 7:00 PM.

7. Adjournment:

Ann made a motion, seconded by Tom to adjourn the meeting at 9:00 PM.

Respectfully,
Ann Milner
Recording Secretary