

**Ashford Lake Property Owners' Association Board Meeting  
September 5, 2017  
88 Ashford Lake Drive, Ashford, CT**

**1. Call to Order:** Tom Barry

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

Those Board members present were: Tom Barry; Jason Pufahl; Don Judson; Sue Orcutt; Denise Pillion; Lisa McAdam Donegan and Ann Milner.

Absent were: Pat O'Leary; Mindy Carpenter; and Walt Wassil.

**2. Minutes:** Ann Milner

The July 11, 2017 Board Meeting minutes were accepted as submitted.

**3. Treasurer's Report:** Don Judson

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

Checking Account

Beginning Balance	\$54,238.84
Deposits	\$1,750.00
Interest	\$0.94
Payments to: ARB Lawncare Mowing Dam, Beach, Swale \$210 6/30/17, Invoice Date: \$160 Invoice Date: 7/16/17, Sue Orcutt \$84.31 Reimbursement Sunset repair, Microbac Laboratories \$130 Water Testing, Thomas Barry \$50 Reimbursement for annual CT Sec. of State filing fee.	\$634.31
ENDING BALANCE	\$55,355.47

Capital Fund

Beginning Balance - Savings Account	\$53,680.48
Deposits	\$0.00
Interest	\$6.84
ENDING BALANCE	\$53,687.32
Beginning Balance - Certificate of Deposit	\$37,799.81
Interest	\$32.09
ENDING BALANCE	\$37,831.90
Total Capital Fund	\$91,519.22

Outstanding Assessments

		% of Owed
Delinquent Previous plus Current year (15)	\$20,990.75	54.32%
Current year only (17)	\$8,600.00	22.26%
Current through 3/1/17 (30)	\$9,050.00	23.42%
Total Owed (62)	\$38,640.75	100.00%

2017 Payments

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

		% of Assessment
Paid in Full (68)	\$37,585.00	51.10%
Delinquent Previous plus Current (10)	\$3,050.00	4.15%
Current year only (4)	\$425.00	0.58%

Current through 3/1/17 (30)	\$9,950.00	13.53%
Total Paid (112)	\$51,010.00	69.35%
Payments to prior balances	\$1,901.47	
Total Payments Received in 2017	\$52,911.47	

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

Checking Account

Beginning Balance	\$55,355.47
Deposits	\$3,400.00
Interest	\$0.96
Payments to: Tom Barry \$10.62 Speed Bump painting supplies ARB Lawncare \$245 Dam, Beach, Farm Drive Swale, Addl. Weed Whack ALD Swale ARB Lawncare \$185 Dam, Beach & Brush clearing Birchwood ARB Lawncare \$210 Dam, Beach, Farm Drive Swale Tom Barry \$177.06, Signs, posts, reflectors Microbac Labs \$130 Beach water testing Tom Barry \$43.97 Ink, envelopes Jason Pufahl \$171.14 Post cards / Aquatic Treatment Notice Savings Institute \$65 Annual Safe Deposit Box fee Tom Barry \$19.39 Stamps for bills. Copies & postage for Small Claims Clerk/Superior Court \$95 Small Claims filing fee – 7 Westview	\$1,352.18
ENDING BALANCE	\$57,404.25

Capital Fund

Beginning Balance - Savings Account	\$53,687.32
Deposits	\$0.00
Interest	\$6.84
ENDING BALANCE	\$53,694.16
Beginning Balance - Certificate of Deposit	\$37,831.90
Interest	\$32.11
ENDING BALANCE	\$37,864.01
Total Capital Fund	\$91,558.17

Outstanding Assessments

		% of Owed
Delinquent Previous plus Current year (15)	\$20,690.75	58.71%
Current year only (15)	\$7,600.00	21.57%
Current through 3/1/17 (22)	\$6,950.00	19.72%
Total Owed (52)	\$35,240.75	100.00%

2017 Payments

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

		% of Assessment
Paid in Full (77)	\$43,085.00	58.58%
Delinquent Previous plus Current (10)	\$3,350.00	4.55%

Current year only (4)	\$425.00	0.58%
Current through 3/1/17 (22)	\$7,050.00	9.58%
Total Paid (113)	\$53,910.00	73.29%
Payments to prior balances	\$2,401.47	
Total Payments Received in 2017	\$56,311.47	

#### 4. Collections, Small Claims: Tom Barry

##### Collections

Collections are on track. We are in good shape with spending against the budget.

##### Small Claims

One small claims suit was mailed in last week since the owners never responded to numerous correspondences from ALPOA.

#### 5. Committee Reports

##### **Roads Committee Report:** Tom Barry

##### Report on Major Projects

Paving and upgrades have been completed. When completing the work at the end of Birchwood, the pipe under Birchwood was found to be almost completely clogged. It was flushed out which added cost to that project. Work was added at the dam as recommended from the dam inspection, which was an additional cost. To stay within the approved total cost of \$28,735 for the paving and upgrade projects, one project item was omitted for this year.

Signs for the new speed bumps have been installed.

Tom and Don painted the speed bumps.

##### Renewal of Snow Plowing Contract

Snowplow contract needs to be renewed. Tom will call for new contract.

##### **Environmental Committee Report:** Tom Barry

##### Water Testing

The water was tested at both beaches in July and August. Both results were well within limits.

##### Phragmites

Phragmites treatment will take place September 14<sup>th</sup>, weather permitting. The areas will be sprayed and marked with notices.

##### Lake Grass

A representative from the DEEP Fisheries Division came out to the lake in August. He went around the lake with Tom and took samples of the grasses to be analyzed to make sure it's the type of grass that grass carp will eat. He said that we will need to contact the Dam Safety Division regarding installing a screen to keep the fish from getting out through the spillway.

##### **Dam Committee Report:** Don Judson

##### Update on EAP

Karl Acimovic is working on the EAP.

##### Fall Clearing of Slopes & Spillway

Don has removed the cattails in spillway. ARB Lawncare will be clearing the slopes, brush on water side and vines on opposite side of the dam. Tom will ask that the spillway be done also.

**Recreation Committee Report:** Denise Pillion

Matt Pillion and Don will bring the rafts out before at the end of September.

Future events: We would like to have Winter Olympics if pond freezes.

Discussed having a summer social at one of the beaches next June.

**Communications Committee Report:** Ann Milner

Welcome Baskets

Welcome baskets were delivered to the new owners at 38 Ashford Lake Drive and 63 Lakeside Drive.

Discussed sending mass email notices rather than postcards. Email addresses will be requested in the January billing.

**6. Agenda for Annual Meeting:** Tom Barry

The annual meeting will be October 7<sup>th</sup> at 9:00 in the Ashford Town Hall, lower level meeting room.

Jason will send out postcards with a notice of the meeting.

Board Vacancies

Sue, Jason, Lisa and Don's terms are up and they are willing to continue. There are 2 additional Board vacancies to be filled.

Budget proposal for 2018

Discussed the 2018 budget which will be similar to the 2017 budget.

**7. Other Business**

Tom has placed hurricane preparation links on website as suggested by a homeowner.

**8. Next Meeting:**

The next meeting will be the annual meeting on October 7, 2017 at 9:00 am in the Ashford Town Hall, lower level meeting room.

**9. Adjournment**

At 9:00 Jason motioned to adjourn and Sue second the motion.

Respectfully submitted,  
Ann Milner  
Recording Secretary  
September 16, 2017