

**Ashford Lake Property Owners' Association Board Meeting  
September 3, 2019  
184 Westford Rd., Eastford, 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; Don Judson; Harry Marshall; Sue Orcutt; Denise Pillion; Walt Wassil; and Ann Milner.

Absent were: Jason Pufahl; Jeremy Edberg; Lisa McAdam Donegan; and Mindy Carpenter.

**2. Minutes:** Ann Milner

The August 6, 2019 Board Meeting minutes were approved as submitted.

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

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	\$59,745.42
Deposits	\$2,000.00
Interest	\$1.08
Payments to: Microbac Laboratories \$130 (Beach Water Testing)	
JCL Lawn Care: 7/13 Mowed - Dam, Sunset Beach, Farm Drive \$210 7/16 Sunset Drive swale brush clearing / haul away (2 men) \$420 Total Amount: \$630	\$760.00
ENDING BALANCE	\$60,986.50

Capital Fund

Beginning Balance - Savings Account	\$63,862.26
Deposits	\$0.00
Interest	\$8.66
ENDING BALANCE	\$63,870.92
Beginning Balance - Certificate of Deposit	\$38,560.53
Interest	\$34.84
ENDING BALANCE	\$38,595.37
Total Capital Fund	\$102,466.29

Outstanding Assessments

% of Owed

Delinquent Previous plus Current year (17)	\$26,121.59	63.31%
Current year only (12)	\$5,736.50	13.90%
Current through 3/1/19 (32)	\$9,400.00	22.78%
Total Owed (61)	\$41,258.09	100.00%

2019 Payments

2019 Assessment Total (130 Property Owners, 147.11 Assessments)	\$73,555.00
---	-------------

2019 Assessments Received

% of Assessment

Paid in Full (69)	\$39,655.00	53.91%
Delinquent Previous plus Current (5)	\$1,450.00	1.97%
Current year only (2)	\$413.50	0.56%

Current through 3/1/19 (32)	\$9,650.00	13.12%
Total Paid (108)	\$51,168.50	69.56%
Payments to prior balances	\$2,145.00	
Total Payments Received in 2019	\$53,313.50	

**4. Capital Fund Transfer, Collections, Delinquencies:** Don Judson and Tom Barry

Capital Fund Transfer

\$25,000 was transferred from the capital fund to the checking account as approved at the previous meeting to cover some of the major road project expenses.

Collections

We received the second half of the assessment from 15 owners last month. The second payment is expected from 17 more people. We should receive another \$10,000 in payments this year. We are a little behind in collections compared with last year, however we should be in good shape for upcoming expenditures such as the insurance payment and snow plowing this winter.

Delinquencies

There are 17 owners who are significantly delinquent and need further action to be taken. Tom will speak with the Tax Assessor for help with contacting the mortgage companies to inquire if the mortgage companies will bring the assessments up to date.

There will be some who will have to be taken to small claims court in March since their balances will be over \$2,000 after the new bills go out next year.

One owner is very significantly behind and should go to small claims court now.

**5. Committee Reports**

**Roads and Grounds Committee Report:** Tom Barry

Roads Update

The work is complete. The top of Sunset Dr. was not graded but it can be done if it gets rough before snow. Next year the Westview swale project will be completed. The Farm Dr. swale completion is dependent on the town completing their work first.

Tom and Harry painted the speed bumps.

North Rd.

There is no auto repair license on file for the property. A letter could be written to the CT DMV or local police.

Snow Plowing

Tom will contact the plowing contractor regarding the renewal of the plowing contract.

**Environmental Committee Report:** Tom Barry

Water Quality Monitoring Program (The Last Green Valley (TLGV) & Eastern CT Conservation District)

Water samples will continue to be taken through September. We have received no feedback yet.

Beach Water Testing

E. coli testing was completed on August 12<sup>th</sup> at both beaches and all results were good. (See attached report.)

Cattails

The cattails have grown in again in the spillway. Tom will look into Solitude for next year.

Trimming

Landscaper will cut the brush from slope of the dam. Tom will ask him also to trim the side of the road at the lower end of Sunset Dr.

**Recreation Committee Report:** Denise Pillion

Beaches

Denise and Matt will take in the rafts.

Sunset Beach sand area could be defined and leveled next year.

Beach Signs

Temporary signs have been posted at the beaches regarding no swimming after dark. The possibility of permanent signs will be discussed at the Annual Meeting. The signs could include: Swimming/skating/ice fishing at own risk, and Beach closed at time/dusk.

Beach Stickers

The Board also discussed having beach stickers or signs which can be hung from the rear view mirrors of vehicles that park at the beaches. These passes could be mailed with the January bills. Ann will get prices.

**6. Annual Meeting**

The Annual Meeting will be held on October 5<sup>th</sup> in the meeting room on the lower level of the Ashford Town Hall. Ann will reserve the room for 8:00-12:00 am and get the key the day before. Coffee and donuts/bagels will be served prior to the meeting. Ann will get the refreshments. Jason will send out the post cards. There are 3 Board vacancies and 3 Board members rerunning.

**7. New Business**

The owner at 24 Farm Drive has put in a swimming raft in the water at the north end of the lake. ALPOA currently insures two rafts. If homeowners use rafts they need to attach them to their property or they need to pay insurance. The owner has agreed to pay the cost of adding a third raft. Don will contact the insurance company to get the quote.

**8. Next Meeting**

The next Board meeting will be held after the annual meeting on October 5<sup>th</sup>.

**9. Adjournment**

At 8:35 PM Tom motioned to adjourn, and Ann seconded the motion.

Respectfully Submitted,

Ann Milner  
Recording Secretary  
September 29, 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
<b>Method: SM9223 B-1997</b>								
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
<b>Method: SM9223 B-1997</b>								
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.

61 Louisa Viens Drive | Dayville, CT 06241 | 860.774.6814 p | www.microbac.com