

Ashford Lake Property Owners' Association
Annual Meeting
October 3, 2015
Ashford Town Hall, Lower Level Meeting Room

1. Call to order and Welcoming Remarks: Tom Barry

-The meeting was called to order by Tom Barry at 9:37.

-Those Board members present were: Tom Barry, Jason Pufahl, Denise Pillion, Sue Orcutt, Mindy Carpenter, Pat O'Leary, Lisa McAdam Donegan and Walt Wassil. Those absent were Sheila Siegel and Ann Milner.

-There were a total of 25 association members present including Board members. A total of 34 voting parcels were represented, including 9 by proxy.

2. Environmental Information: Tom Barry

Water Quality: The water was tested in July and August and the quality is good.

Invasive Plants: The lake is free of invasive plants except for phragmites reeds and some loosestrife. Aquatic Control Technologies has been contacted to possibly manage the reeds. In December they will send us a proposal. An herbicide is used that is similar to Round-Up. A one-time application would be done in August. Purple Loosestrife is controlled by a beetle that has been eliminated here. In the spring, beetles will be released at the infected areas around the lake.

Canada Geese: The geese were not a problem this year.

-A question from the floor was asked regarding how the herbicide will affect the bass. Tom responded that this is something the Board is studying.

-Another member asked if the herbicide is toxic to swimmers. Tom responded that after 24 hours it is safe.

-A comment from the floor suggested that once the website is up and running information should be added about the treatment of the reeds.

3. Roads and Grounds: Tom Barry

Snowplowing: We used a new contractor, Mansfield Tree Service, last year and will use them again this year at the same rate as last year.

Road Repairs and Improvements: Tom reported there was a great deal of damage to the roads last winter due to the weather and had to make repairs rather than improvements. The major repairs used all of the money budgeted and in addition we had to borrow money from the capital account to cover the costs.

Some of the roads that were paved 15 years ago need repairs. Ed Soboleski reported on the research he has done regarding this. There is a company called Seal Coating that recommends a product that would be good for us to preserve the roads. They came to the lake and gave us a quote of \$9,537 to do all of our roads.

Catch Basins: Volunteers used to keep these clear. We have obtained a quote from a contractor of \$695 to clean the catch basins.

Dam Maintenance: Don Judson reported that the dam continues to be in good shape. The mowing is important. The drains are flowing. We have an emergency plan intact.

-A comment from the floor mentioned that the Board should investigate the possible filling in of the lake due to erosion.

-Another comment from the floor made the statement that the culverts have filled up due to negligence of the Board.

-Pat O'Leary responded that 20 years ago the Board put together a plan to make all the changes that needed to be done on the roads, culverts and drains. Available funds determine what can be done.

-An additional comment from the floor made the statement that the lake has been improved over the years and encouraged people to join the Board.

-A concern from the floor was raised regarding how narrow Westford and Sunset roads became due to the snow piles this winter. A suggestion was made to plow an open area so the children can safely wait for the bus. Tom responded that he will work with the snow plow contractor to do the best he can.

A break was provided so that those present could review charts that were displayed regarding costs and finances.

4. Financial Report: Tom Barry on behalf of Sheila Siegel

-Tom acknowledged the contributions of Sheila Siegel to the financial condition of ALPOA by (1) obtaining a non-profit designation for ALPOA which will save the Association thousands of dollars on snow plowing services alone and (2) moving our capital investments into a higher yield investment.

-Tom reported on the money that has been generated from past due assessments. Eight small claims court cases were filed. Two cases recovered the full amount. Four cases recovered no funds so the Board filed liens on the properties. Two others have been put on payment plans.

-Since the last assessment increase in 2005, there are fewer assessments because properties have been consolidated. The total lost revenue per year going forward is \$3,600.

-Jason reported that the Board has voted to raise the assessment by \$100. A vote will be taken on either to raise it \$50 in 2016 and \$50 more in 2017 or to raise the assessment \$100 in 2016. If the vote is to raise it \$50, we will lose \$7,000 over one year.

-Jason Pufahl made a motion to raise the assessment to \$500 for 2016. Pat O'Leary seconded the motion.

-A member from the floor questioned the validity of the vote. Tom referred to Article 2j of the bylaws.

-Another member suggested that the agenda of the annual meeting be sent in the notice.

-Pat referred to covenant # 27 that allows the Board to increase the assessment fee.

-Jason tabled the motion and introduced discussion to increase the fee to \$600 stemming from Jerry Sazama's discussion and suggestion. The majority of those present were not in favor of an increase to \$600.

-Tom moved the motion. Jason restated the motion to increase the assessment to \$500 for 2016. Walt Wassil seconded the motion. A nay vote would be to increase the assessment by \$50 for 2016 and another \$50 for 2017. The motion carried with 23 votes in favor and 10 votes opposed and 1 abstention.

5. Community Watch

The only issue this year was a speeding car and motorcycle issues and the State police were called.

All owners and residents are directed to call the State police directly to deal with issues rather than calling Board members.

6. Committee Updates

Tom acknowledged Denise's work on the Recreation Committee and Sue and Ann taking on the Communication Committee.

We are working on getting the new website working.

7. Election of Officers

Tom indicated that 3 Board positions were up for election and that the incumbents agreed to remain in these positions. Pat asked for any nominations from the floor. When none were forthcoming, Pat O'Leary made a motion to reappoint the 3 members who were up for reelection (Lisa McAdam Donegan, Jason Pufahl, and Sue Orcutt). Seconded by Walt Wassil. All were in favor.

8. New Business

A) Tax sale- An Ashford/Eastford tax sale will take place on December 2, at 10:00 AM in the Ashford Town Hall meeting room. Included among the properties at auction are the Lakewood lots (Atlantic Equity Partnership) and Ashford Lake Drive Lots 99 & 101. Information is available at the Town Office Building.

B) A suggestion from the floor was made to work with the town of Ashford about unregistered cars in yards.

9. Adjournment

A motion was made to adjourn by Pat O'Leary and seconded by Jason Pufahl at 12:05.

Minutes taken by Sue Orcutt
Recorded by Ann Milner