

Ashford Lake Property Owners' Association
Annual Meeting
October 1, 2016
Ashford Town Hall, Lower Level Meeting Room

1. Call to order and Welcoming Remarks: Tom Barry

- Tom Barry called the meeting to order at 9:10.
- Those Board members present were: Tom Barry, Jason Pufahl, Denise Pillion, Mindy Carpenter, Pat O'Leary, Lisa McAdam Donegan, Don Judson, Ann Milner and Walt Wassil. Absent was Sue Orcutt.
- There were a total of 22 association members present including Board members. A total of 24 voting parcels were represented.

2. Financial Report: Don Judson

- Don reported that ALPOA remains financially sound.
- Outstanding Assessments - \$28k majority of which is owed by 14 property owners for previous and current year
- 2016 Payments - \$58k of the \$74k assessed to 130 property owners in 2016 has been received from 106 property owners
- 2016 Payments - 78% of 2016 assessment received thus far
- 2016 Payments - \$13k of payments against prior balances was received in 2016
- General Ledger - Assessment fund currently contains \$36k. Spending is generally in accordance with budget. Of the \$34k of unused 2016 budget the majority of which is allotted to Snow Plowing \$19k, Road Maintenance \$4k, and Insurance \$8k
- General Ledger – Have funding to cover remaining planned spending in 2016 \$36k vs. \$34k, even if no further receipts which is unlikely.

Tom reported on the collections of past due assessments. He explained that small claims are filed when \$1,200 is owed. Some have set up payment plans as a result. No small claim suits are pending now. ALPOA had liens on 4 properties that were released and payments for the properties were received in full. Money was lost on 2 foreclosures since only 9 months payment of past due assessments is required.

Don recommended a budget similar to 2016 for 2017.
Don motioned to continue the \$500 per parcel annual assessment for 2017. It was opened for discussion. There were no comments or questions.
Tom second the motion. The motion carried with 20 in favor.

Don explained that the ALPOA bylaws allow the association to charge late fees for outstanding assessments. The Board is considering this as an incentive for payment. It would also offset costs due to collections. A flat fee is proposed. 18% of the yearly assessment would be the ceiling that is what the state uses. This proposal was open to discussion.

Comments from the floor:

-People who are not going to pay are still not going to pay.

Tom agreed and noted that at least when we are paid, we will get a little more for the efforts and fees.

-Most businesses charge if you don't pay on time.

-Could we add filing fees to person's bill?

Tom responded that the Board would consider this.

-Would the Board assess a fee each year?

Tom responded yes and the fees would accrue.

-It's reasonable.

-It's fair for people who do pay on time.

-18% of \$500 is \$90. I think the fee should be \$90.

-Could it be charged in steps? After 30 days 10%, 60 days 15%.

Tom responded that this becomes hard to keep the bookkeeping for.

Tom stated that the Board felt that if there was a consensus of the members at the annual meeting, the Board could go ahead. It will be discussed at future Board meetings.

3. Committee Reports

Roads and Grounds: Tom Barry

Roads:

Tom reviewed the procedure taken to determine what road projects will be completed. After assessment of the conditions in the spring, a list of needs is made. Quotes for the individual projects are obtained and the Board decides which to complete within the budget allowance.

This summer there was repair work to unpaved surfaces, paving on lower Campert Drive which had been deferred for a couple of years, paving on Ashford Lake Drive at the end of Westview where pipes underground were popping up, and upgrading at end of Ashford Lake Drive with grading and filling.

Crack sealing: Ed Soboleski explained that crack sealing was used as a road preservation process on Hillcrest from Floating Road to the dam, all of Westview and the hill on the north side of Lakeside Drive. A professional crack sealing company was used. The sealing will be assessed after the winter and determine if more will be done in the future.

Other possible locations for crack sealing would be Oakview, Sunset, and Birchwood. Chip sealing is another possibility that is more cost effective than paving.

Beaches

On Sunset Beach, bushes and plants were planted to make it more pleasant for people to use. Next year more planting will be done at both beaches.

Thank you to Glen Orcutt for making the boat rack and repairing picnic bench.

Thank you to the people who mow the grass on sides of road and keep the swales clear.

Questions/comments from the floor:

-Is the Board considering rebidding the snowplow contract? The roads are not cleared through the night and the passes are narrow.

Tom responded that the Board was not considering this.

-Could the Board revisit the snow and ice plan and make sure plower knows what the responsibility are?

-Every time the plow comes, through there is a cost.

-Difficult to find companies.

Tom will definitely meet with contractor and review the responsibilities.

- Work done on right-of-way was a fantastic job. The material used was very good.

Dam: Don Judson

- Continuing to conduct regular inspections

- ALPOA remains in compliance with DEEP requirements for inspection, reporting and emergency operations planning

- The dam remains physically static and sound. Regular mowing is done. The slopes were just cut. Don recently looked at the spillway and it is in good shape.

Environmental: Tom Barry

Water Quality

-Beach water testing was completed at both beaches in July and August for e coli. The results were same as the previous year despite the geese that were on the lake this summer. There are a good number of fish, turtles and frogs which is an indication that the water quality is good.

-Trying to find the geese nests. ALPOA continues to renew the permit to destroy the eggs. The geese are dumping nutrients into water which feeds the vegetation.

-Thank you to the people who keep beaches and rafts clear of droppings.

Comments from the floor:

-Some parks are using the Goosinator that disturbs them from settling at the lake but it is costly.

-Sounds like a high school robotics project.

-Harassing the geese before they nest helps.

Invasive Plants:

- The lake is free of invasive plants except for phragmites patches at different spots. The company that treats the weeds with herbicides was bought up by a larger organization and did not respond to follow up calls.
- Bob Michel has some on his property and went through Wetlands and DEEP permitting at his own expense and treated them this year. He did one application in August and another in September. He reported that he may not have gotten them all this year and will need to apply for permit again next year. They spread quickly and need to be dealt with.
- Tom stated that the Board would see how effective Bob's application was and pursue remedies again next year.
- Pat stated that vinegar can be sprayed on the phragmites leaves and it is effective and doesn't need a permit since it is a natural product. It needs multiple applications however.
- Could test the patch on Lakeside by the drain.

Lake Vegetation

Tom reported that there was a lot of non-invasive grass growing in lake. He contacted the DEEP with questions about using grass carp to eat the grass as option to ridding the lake of the grass. He found that ALPOA needs to apply for a permit to have someone to come out to look at lake. So an application for a permit was sent in but there has been no reply yet. The permit was free. The Board is still investigating options.

Questions/Comments from the floor:

- Would the e coli levels go up with large fish in the lake?
- Janet Bellamy is on the Ashford Conservation Commission and stated that water chestnut has been found on four ponds in Mansfield. We need to watch for them. The seedpods can last for 14 years. They come up in July and if they are pulled up before seedpods develop you will be rid of them. Tom responded that we need to be vigilant especially on boats brought into lake.
- A suggestion was made to put pictures of invasive species to watch out for on the website.

Recreation: Denise Pillion

- The rafts have been brought in for the season. One needs a new anchor.
- The spring cleanup and Fourth of July boat parades were held again this year.

Communication: Ann Milner

- Welcome baskets were delivered to new owners throughout the year. The ALPOA welcome booklet was updated.
- Tom thanked Carrie Dyer for keeping the website up to date.

Community Watch: Tom Barry

There was no serious activity this year. The state police have been driving through more frequently. All owners and residents are reminded to call the State police directly to deal with issues rather than calling Board members.

Questions/Comments from the floor:

-I thought we missed the opportunity to make roads private?

Pat responded that the roads are private. The school buses can't drive on them.

Tom stated that the lake is private since it can't be accessed by a public road.

-Should we put signs up to give credibility to a trespassing charge?

4. Election of Officers

Tom indicated that 6 Board positions were up for election for a 2-year term and that the incumbents agreed to remain in these positions (Tom Barry, Ann Milner, Mindy Carpenter, Denise Pillion, Pat O'Leary and Walt Wassil). There were no additional nominations from the floor.

Bernie Dubb made a motion that the secretary cast one vote to reelect the incumbents. Janet Bellamy second the motion. The motion carried with all in favor and no opposed.

Ed Soboleski thanked the Board and especially Tom Barry for all their work.

Pat O'Leary noted that this is ALPOA's 20th year as a free-standing community. He felt that the quality of life, environment, and real estate has improved and stated that this is a testament to past and present board members.

5. Adjournment

A motion was made to adjourn by Tom Barry and seconded by Ann Milner at 10:35.

Respectfully submitted by Ann Milner
November 8, 2016