

**Ashford Lake Property Owners' Association**  
**Board Meeting**  
**June 3 2014**  
**73 Lakeside Drive**

<p><b>1. Call to Order:</b> Tom Barry -The meeting was called to order by Tom Barry at 7:10 PM. -Those Board members present were: Tom Barry; Mindy Carpenter; John Grzyszek; Sue Orcutt; Denise Pillion; Jason Pufahl; Sheila Siegel and Walt Wassil., Those absent were: Lisa McAdam Donegan; Pat O'Leary and Inge Reaviel. Community visitor: Ed Soboleski</p>
<p><b>2. Approval of May 2014 Minutes:</b>-Tom Barry -The minutes of the last meeting were approved without changes with John Grzyszek making the motion and Walt Wassil seconding. The motion carried unanimously..</p>
<p><b>3. DEEP Canada Goose Report:</b>-Sheila Siegel -Sheila presented the report that she had prepared for the CT DEEP on our ongoing problems with the Canada geese. If accepted by the State, we will be allowed to file for a permit to take the geese following the guidelines as set forth by the U.S. Fish and Wildlife Service. Sheila will investigate further the requirements of this permit. We already have an egg deprecation permit from them. -In addition to the various methods that we have used in the past (loud noises, fencing, cutouts and plastic replicas of predators, etc.), Denise has attempted to harass them while in her paddle boat. None of these have been successful. The damage that the geese do by denuding individual properties of the grass that they eat as well as the mess their fecal material makes was detailed in the presentation. Denise further indicated that for the past two summers she has noticed a rash that she gets when swimming. This seems to coincide with the higher numbers of geese on the lake. Sheila reported a list of the various bacteria that the waste matter from the geese can contain. The piles of their fecal matter on our two beaches often makes them unusable for children. In an effort to maintain the health of our lake, our greatest asset, we are filing this report with the State DEEP.</p>
<p><b>4. Treasurer's Report and Small Claims Update:</b> John Grzyszek <u>Treasurer:</u> -John presented the financial report for May 2014 as of June 2, 2014 --<u>Checking account Beginning Balance: \$44,776.98; Deposits: (assessments and interest): \$5,120.75; Payments \$6,824.02</u>—To Krukoff Excavating and Paving \$6,300 (including \$1,300 for snow plowing, \$2,500 for road maintenance and \$2,500 for roads major projects); to Ed Lagasse \$476.22 (including \$265.88 for cleanup of new swale on Campert/Farm and \$210.34 for mowing of dam area); to Ed Soboleski \$47.80 for paint for road lines. <u>Ending Balance: \$43,073.71.</u> -- <u>Capital Account Beginning Balance: \$71,826.51. Deposit (interest): \$7.67. Ending Balance: \$71,834.18.</u> --<u>Outstanding Assessments:</u> --John indicated that he was successful in collecting \$500 from multiple owners with a portion obtained through a personal meeting and Sheila had similar success with another owner who paid their arrears in full. --<u>Delinquent (previous years plus 2014) 19 property owners totaling \$39,150.22.</u> 16 property owners owe 2014 dues which total <b>\$6,400.</b> --<u>Bills:</u> ---<u>Delinquent:</u> --There are currently 19 delinquent (previous years plus 2014) property owners. ---4 have NOT responded to the 5/16/14 deadline for payment scheduling. Therefore, small claims court papers will be filed within the next 2 weeks and no further bills will be mailed to them. ---1 owner has not complied with their payment schedule, so appropriate papers will also be filed in small claims court and no further bills will be mailed. ---8 owners will receive the normal mailing reminder for past dues. ---5 owners have set up payment plans so no further bills will be mailed to them. ---1 owner should start making payment on June 5, 2014 based on the small claims verdict, so no further bills will be mailed. ---<u>Current Year only:</u> 16 property owners will receive another monthly bill during the week of June 8, 2014</p>

--Small Claims:

--One property owner started making monthly payments (\$140/month).

--One property owner (see above under delinquent bills) was directed by the court to start paying \$35/week starting on June 5, 2014. This owner did not appear at the courthouse as he had been instructed to do. John indicated that we can file for a garnishment of salary in this case.

--Additional Information

-John reported that he has been informed that there is a statute of limitations on small claims of 6 years so that we can pursue only debts that are newer than 6 years of age.

--John also reported that he had received an invoice from Steve Krukoff for \$26, 840 for the work recently completed. With our agreement to defer a deposit this year to the Capital Fund and including past dues recovered to date, our roads projects budget is short only \$200 as of this meeting date. John feels confident that we will collect further dues in arrears that will cover this shortfall.

**5. Committee Reports:**

Roads: Tom Barry

-Tom reported that emergency repairs needed to be done to the swale on Ashford Lake Drive from Westview to Oakview and further down near Lynn Allevo's home. These resulted from a young resident in our area, recently returned from overseas deployment with the army who, while intoxicated, created the damage. Tom was able to find the culprit, called the troopers and was present when the trooper met with the young man. His truck is almost totaled, he has no job but he is contrite and willing to pay for the damage. Unfortunately, he has no means of support so it was agreed that Tom would create a list of various chores needing completion around the lake and this young man will work off his debt to ALPOA in that manner.

-Tom also reported that \$600 was added to the cost of the work done on Birchwood to backfill along the edges of the new road. Steve Krukoff also fixed some driveway aprons that were affected by the recent road work done on Birchwood. He also spread millings on Lakeside as contracted and applied an overlay to a section of Ashford Lake Drive where the edge of the road bed had started to crumble.

-Regarding Sunset Beach, Tom indicated that for the \$4600 we contracted for with Steve, we got our money's worth and more. Steve cleared brush and debris, created a swale, seeded and hayed, filled the low spot near the water line and widened the beach. Mr. Peeples did confront Steve and insisted that he had dumped his debris onto Sunset Beach to keep water from going near his house. There is no basis for this claim.

Dam: Tom reported that Don Judson told him that Karl Acimovic will file his report of the emergency plan for the dam and then send us his bill.

Recreation: Denise reported that she and Matt had installed the swim platform at Sunset Beach and will try to locate the anchor for the swim platform at East Beach. Tom reported that he had removed the rocks forming the fire pit at East Beach and dispersed them away from the beach.

**6. Old Business:** John Grzyszek

-John reported that he had spoken with Attorney David Robles who had just received the interrogatories on Thursday from the Peeples lawsuit. He will share this information with us during the week of June 9. He also apprised us of the fact that we can file an Apportionment Complaint. John read aloud the language in this document to the Board and it was agreed that it is unduly negative to Steve Krukoff and would expose him to liability. Sheila made a motion, seconded by Jason, that we do not agree to the Apportionment Complaint. Tom mentioned that neither Mrs. nor Mr. Peeples have ever directly corresponded with us; instead, they went immediately for the litigation.

**7. New Business:** - Tom Barry

-It was suggested that we install a "No Outlet" sign on Oakview since it is a dead end. This will keep the signage consistent with that at the end of Ashford Lake Drive. Tom volunteered to purchase the sign.

-Discussion ensued as to further signage to be placed at Sunset Beach regarding litter, fires, unsupervised children, etc., but no consensus was reached.

-Tom offered to transplant some day lilies to Sunset Beach.

-It was announced that the annual boat parade will begin in the center of the lake on July 4 at 6 PM.

-Tom indicated that Mr. Moffatt had closed on his property

-Sheila announced that there is a presentation on invasive plants at the Babcock Library on June 13 at 7 PM.

**8. Next Month's Meeting:**

-The next meeting will be held on July 1, 2014 location to be determined 7 PM.

**9. Adjournment:** Tom Barry

-A motion to adjourn was made at 9:00 PM by Sheila and seconded by John. The motion passed.

Respectfully,  
Sheila Siegel  
Recording Secretary