

Ashford Lake Property Owners' Association

Board Meeting

March 4, 2014

42 Farm Drive

<p>1. Call to Order: Tom Barry -The meeting was called to order by Tom Barry at 7:22 PM. -Those Board members present were: Tom Barry; John Grzyszek; Pat O'Leary; Inge Reaviel and Sheila Siegel., Those absent were: Melinda Carpenter; Lisa McAdam Donegan; Sue Orcutt; Denise Pillion; Jason Pufahl;and Walt Wassil.</p>
<p>2. Approval of January 2014 Minutes:-Tom Barry -The minutes of the last meeting were approved without changes with John Grzyszek making the motion and Inge Reaviel seconding. The motion carried.</p>
<p>3. Lakeside Drive ROW Map and Maintenance Agreements: Tom Barry -Tom announced that the re-mapping agreement has been recorded in the Town of Eastford in Volume 65, on page 937 and those subsequent. The map is recorded in Volume 14, Map#34.This volume and map number will be given to Dennis Poitras so that the reference can be included in the maintenance agreement that will be sent to all ROW owners. -The maintenance agreement will be entered in the land records and will show up in any title search for a new sale or refinance. This will ensure that it will endure in perpetuity. -The re-mapping agreement does not have to be filed in Ashford but the maintenance agreement will be filed in both Ashford and Eastford due to the fact that some ROW owners have land in both towns.</p>
<p>4. Tax Sale of 39 Westview: - Tom Barry -Tom spoke with Michael Gardner, the Town of Ashford Building Inspector, who seemed to indicate that the Town may be reluctant to pursue the "unsafe" and "nuisance" conditions mentioned in the statute. (see minutes of February 11, 2014). -Pat O'Leary postulated that this might be due to fact that the Town would then have to pursue all such cases within its boundaries at a prohibitive cost. -Tom reviewed the fact that there are letters to the owners dating back to 1999, before the current owner purchased the property. The current owner was notified in a letter from Mike Gardner in 2012 that he was required to have a Connecticut-certified structural engineer assess the stability of the building within 30 days of notice, which he did not do. The current state of the structure is that it is boarded up, so there is no access to it. -Tom further suggested that we try to encourage neighbors of the property to write letters to Mr. Gardner explaining their concerns as to the safety and stability of the building. While Mr. Petonito, the owner, cannot do anything else to the property, the best thing that could happen would be a sale. -Pat mentioned that the property might not constitute a building lot because while it is an existing non-conforming property, the various legal distances for a well, a septic system and existing wetlands might not be met. -Mike Gardner indicated to Tom that he would have to consult with the Selectmen and the new land use attorney if the Town were to pursue this issue.</p>
<p>5. Peeples Lawsuit (William Peeples/Antonia Peeples-72 Ashford Lake Drive vs. ALPOA) -John indicated that the attorney, Mr. Robles, has filed for an extension and that he will meet with him, Tom and Steve Krukoff on April 1. -Tom asked if Mr. Robles would contact the attorney for Mr. Peeples before meeting in court. -John emphasized that we don't want to settle out of court thereby setting a dangerous precedent given we don't even know if Mr. Peeples ever filed a claim for damages under his homeowners' policy. -Pat mentioned that if the lawsuit was for less than \$15,000 it would be reassigned to a different court. He also indicated that if our insurance company wants to settle and we refuse, we would be held liable for paying the court costs. -It was re-emphasized that ALPOA took Mr. Peeples to Small Claims Court over assessments that were in arrears; these were paid, however, he is now in arrears for \$1785. -Pat pointed out that Mr. Peeples had put in a berm to handle the run off water and that Steve Krukoff also created a berm. Pat further remarked that the driveway is not pitched such that it could cause a problem with run off except in a situation involving a great deal of rain falling in a short amount of time.</p>

6. Small Claims Filings: - John Grzyszek

-John reported that he sent notarized certified letters to 5 of the 6 owners on Friday, February 28 and had received the return receipts from 4 of these. One recipient stated that she will pay \$100 a month starting in March and John has already received the first check. The Board agreed that John would create a letter indicating a payment plan, which this person would sign. Should she miss 2 consecutive months, we would pursue a Small Claims Court judgment. In the case of another recipient, she suggested that her employer would be willing to set up an electronic transfer of funds from her wages into our account. Pat suggested that we set up a separate account to be used solely for this purpose.

-John indicated that if we do not hear from any of the other people by March 10, he would file the papers in Small Claims Court in Hartford.

-Tom brought up a message that he had received from Ed Soboleski, which he subsequently forwarded to other Board members, suggesting that we hand those in arrears to a collection agency. The Board agreed that this is not an action we want to take under any circumstances.

7. Newsletter: - Tom Barry

-Tom stated that the spring edition of our newsletter would be the last one to be distributed in hard copy to all residents. In the future, it will be disseminated electronically with only those requesting a hard copy to receive it that way. There will be a form in this newsletter for those who wish a hard copy to submit their names and addresses.

-The following people will be responsible to submit content to Dolores Dziekan by March 21:

-- Tom will do the "News from the Board" message, provide information about Canada Geese and the effort to locate and destroy eggs this spring in the Environmental and Planning report, and note the spring "walk-around" (May 3, 2014) in the Roads & Grounds report. He will also include a welcome to our new Board member and a re-introduction of our existing Board members. There will also be a message of gratitude to those former Board members who have contributed significantly to our community (Carrie Dyer-website; Dolores Dziekan-newsletter; Maureen Caye-our past Treasurer; and, Don Judson-dam). This message will also include an update on the ROW re-mapping and maintenance agreements.

--John will do the financial report and provide information about the Small Claims Court actions. He will also include a small update on the Community Directory.

--Don will provide an update on the dam Emergency Operations Plan and maintenance.

--Denise will provide a Recreation Committee report including the clean-up day information (May 17, 2014 with rain date on May 18).

--Tom will work with Mindy on the Community Watch segment that will include a report of the ice rescue this winter.

8. Committee Reports:

Treasurer:

-John presented the financial report as of March 1, 2014:

--Checking account Beginning Balance: **\$23,905.25**; Deposits: (assessments and interest): **\$13,944.44**; Payments **\$7,940.18**--To Steve Krukoff for snow plowing and sanding-**\$7, 705**;to John for office supplies: **\$159.20** including \$71.22 for printer ink, \$41.98 for copy paper and envelopes and \$46 for stamps and to Don Judson **\$75.98** for ALPOA internet domain name fee. Ending Balance: **\$29,909.51**.

-- Capital Account Beginning Balance: **\$71,802.63**. Deposit (interest): **\$8.26**. Ending Balance: **\$71,810.89**.

--Outstanding Assessments: Delinquent (previous years plus 2014) 22 property owners. Total: **\$45,240.22**.

--Bills: 49 going out on March 10, 2014 for dues owed for 2014 and 16 going out for those in arrears for previous years plus 2014.

--Membership Directory: YTD: 21 responses received in hard copy, 14 of which chose to have their information shared and 7 asked that their information not be published. This does not reflect those who may have entered their information via the website.

--Potential Sales: John reported that the Mahoneys' house went up for sale on February 20.

Dam:

-Tom reported that Don Judson has contacted Karl Acimovic to engage his professional services in creating the Emergency Operation Plan. (see minutes of February 11, 2014)

9. Old Business: - None

10. New Business: - Tom Barry

-Pat reported that he had a conversation with Jake Stevens who owns the foundation business on North Road. Mr. Stevens would like ALPOA to either grant him a right of way or sell him land extending from his

property down to the dam road on Ashford Lake Drive so that he can have access for a home he plans to build on his property.-It was the consensus of the Board that we do not wish to take either action at this time inasmuch as there is a separate situation pending with a similar request.

-Tom reviewed the fact that in the past a buyer approached us to purchase the land that ALPOA owns around the cemetery on Farm Road. If the buyer should return with an offer we will accept as long as they pay the associated costs and make an appropriate donation to a community organization. Failing this, we can quitclaim the land to the Town of Ashford. Tom will research this with the Ashford Historical Society.

-Inge suggested that it would be helpful if Steve Krukoff sand when there are icy conditions on our roads.

-Tom further suggested that we might want to investigate the possibility of using a sweeper to collect the road sand before it makes its way down to the lake.

11. Next Month's Meeting:

-The next meeting will be held on April 8, 2014 at 88 Ashford Lake Drive at 7 PM. Tom requested the date change from April 1 as he will not be in town.

12. Adjournment: Tom Barry

-A motion to adjourn was made at 9:14 PM. The motion passed.

Respectfully,
Sheila Siegel
Recording Secretary