

**Ashford Lake Property Owners' Association**  
**Board Meeting**  
**November 11, 2014**  
**86 Ashford Lake Drive**

1. **Call to Order:** Tom Barry
  - 1.1.-The meeting was called to order by Tom Barry at 7:07 PM.-Those Board members present were: Tom Barry; John Grzyszek; Ann Milner; Sue Orcutt; Denise Pillion; Jason Pufahl; Inge Reaviel; and Sheila Siegel. Those absent were: Mindy Carpenter; Lisa McAdam Donegan; Pat O'Leary; and Walt Wassil.
  - 1.2. Tom asked for a motion to accept the minutes of the annual meeting, the Board meeting thereafter and the emergency meeting. Tom made the motion, seconded by John and the motion passed.
2. **Update on Peeples Situation:** Tom Barry and John Grzyszek
  - 2.1. Tom reported that he and John had attended an inspection of the water damage to Peeples' house on Ashford Lake Drive earlier today. It appeared that there was damage to a rug in the basement, acoustical tile in the ceiling and warped flooring on the living level but there is no rational proof that this could have been caused by water runoff from the road.
    - 2.1.1. It appeared from their observation that Steve Krukoff, also present, is collaborating with the plaintiff's attorney to have the Apportionment Complaint stricken. There is a 45 day time frame in which this will be resolved and at least two weeks have already elapsed. Our attorney is not willing to allow this so both attorneys must work it out.
    - 2.1.2. It also appeared that Mr. Krukoff is willing to agree that there is a road issue that caused the alleged damage and is recommending what can be done to fix it, a reversal of his original position.
    - 2.1.3. Mr. Peeples' homeowners' insurance company declined his claim. It is not clear whether the alleged water damage occurred prior to August 2012 when it was vacant for a considerable time.
    - 2.1.4. The amount of the claim is \$29,000. The court date is set for September of 2015. It appeared to both Tom and John that the insurance company might settle this claim in order to avoid the expense involved in going to court.
3. **Treasurer's Report:** John Grzyszek
  - 3.1. John indicated that we are currently in the black with expenses less than what we budgeted for.
  - 3.2. John reviewed the financial report for September, October and the first week in November through 11/7/2014:
    - 3.2.1. Checking account Beginning Balance: **\$21,862.39**; Deposits: (assessments and interest): **\$7,865.84**; Payments September \$3,043.32; October \$6,708.89; First week of November \$453.04:
      - 3.2.1.1. To Ed Lagasse Mowing: \$940.05 (\$200.32 for August; \$316.69 for September and \$423.04 for October).
      - 3.2.1.2. To Karl Acimovic for dam study: \$2,778.
      - 3.2.1.3. To Savings Institute for safety deposit box fee: \$65.
      - 3.2.1.4. To Microbac Labs for water testing: \$130.
      - 3.2.1.5. To Town of Ashford to file lien on property: \$53.
      - 3.2.1.6. To Dowding, Moriarty, Dimock for insurance renewal: \$6,209.20 representing a slight increase. John indicated that he is awaiting a reply for an umbrella quote of \$1, 2 and 5 million dollars as requested at the annual meeting.
      - 3.2.1.7. To Peoples Bank: for stop payment of check sent to Karl Acimovic who indicated he had not received it: \$30.  
Ending Balance: **\$19,522.98**.
    - 3.2.2. Capital Account Beginning Balance: **\$71,856.94**. Deposit (interest): **\$15.10**. Ending Balance: **\$71,872.04**.
    - 3.2.3. Outstanding Assessments:
      - 3.2.3.1. Delinquent (previous years plus 2014) 16 property owners totaling **\$31,285**.
      - 3.2.3.2. Owing current year only: 19 property owners totaling **\$5,630**.
      - 3.2.3.3. Two owners with payment programs have defaulted.
    - 3.2.4. Bills:
      - 3.2.4.1. Delinquent (previous years plus 2014): 16 property owners representing no change from previous month:
        - 3.2.4.1.1. 1 Small Claims Court filing transferred to Superior Court – no further bills will be

<p>mailed.</p> <p>3.2.4.1.2. 6 will receive the normal mailing reminder for past dues.</p> <p>3.2.4.1.3. 7 have set up payment plans; no need for further bills to be mailed.</p> <p>3.2.4.1.4. 2 liens placed on property owners; no further bills will be mailed.</p> <p>3.2.4.2. Owing Current Year Only: 19 property owners will receive another monthly bill within the next week. Target date is 11/16/14 for mailing bills.</p>
<p><b>4. Update on Restitution for Swale Damage:</b> Tom Barry</p> <p>The young man who damaged the swale has presented many excuses, but he has accomplished 40-50% of the work that he was assigned in order to complete restitution of the amount we had to pay to repair the swale. He has offered to pay the balance but is currently unemployed. Tom suggested that once he secures employment, we could garnish his wages. The Board agreed that he owes us \$500 for the balance of the debt.</p>
<p><b>5. Old Business:</b> Tom Barry</p> <p>5.1. The Board agreed that we are satisfied with the work done by Ed Lagasse on both the dam maintenance and the swale on Farm Road as well as the special work done on Sunset Beach.</p> <p>5.1.1. Sheila will contact him to indicate that we will be in touch in the spring with every intention of continuing to have him do this work.</p> <p>5.2. The indemnification clause in the snow plowing contract submitted by Earth Dynamics appears to be too broad and Tom will call them to request that this paragraph be stricken from the contract. If they agree to this, Tom will sign the contract.</p> <p>5.3. Since the newsletter is no longer in print, but rather on the website, discussion ensued as to topics that might be appropriate for inclusion. It was agreed that with only a few topics (ice safety, financial summary, notification of new snow plowing contractor) these could be announced on the ALPOA website.</p> <p>5.4. It was reported that 32 Sunset Drive has been purchased.</p>
<p><b>6. Next Meeting:</b> Tom Barry</p> <p>The next regular Board meeting will be held on Tuesday, December 2 at Denise Pillion's home, 73 Lakeside Drive at 7 PM.</p>
<p><b>7. Adjournment:</b> Tom Barry</p> <p>Jason made a motion, seconded by Ann to adjourn the meeting at 8:21 PM.</p>

Respectfully,  
Sheila Siegel  
Recording Secretary