

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
DIRECTORS MEETING MINUTES  
WEDNESDAY, OCTOBER 4, 2009  
6:30 PM – CHAFFEE HALL

President Laura Koropatkin called the meeting to order at 6:42 pm.

**In attendance:** Laura Koropatkin, Kay Warren, Brenda Chisholm, Jack Pirzl, Diana Murray, Kari Olson, Laurie Layton, Gerry Dufresne, Tom Martin, Bob Layton, Betty Dunn  
*Alternates were in attendance but not seated.*

**Public in attendance:** Pauline Backhaus, Gary Smith, Linda Smith, Jeff Schroder, Ralph Sherman

**Public to be heard:** Gary & Linda Smith asked about their business application. They had submitted an application to the board of directors at the previous meeting and were waiting approval.

***Kay Warren motioned to move the discussion of their pending application to the public to be heard portion of this meeting. Motion seconded by Kari Olson, motion passed.***

Kari Olson read the pending business application submitted by Gary & Linda Smith for the benefit of all. Diana Murray explained what “Reiki” was.

***Kari Olson motioned to approve the business application for Gary & Linda Smith. Based on the information given in this application this business falls within the guidelines for a LCIA Home Occupation. Motion seconded by Laurie Layton; passed with one abstained.***

Pauline Backhaus expressed her concern about the lack of volunteers in the community for bingo. At this time we do not have anybody to work the floor on the fourth week. Every month it is a scramble to try to find someone to cover for that week. We also need a caller and we need someone to learn the reports.

Jeff Schroder expressed his opinion that he thought raising the taxes was a good idea. Other area lakes have higher takes than we do, and we cannot survive on what we pay now. Jeff also said he is not going to be available to bid on the plowing contract this year as he will not be in the area this winter. He did however say he will help us out if we had an early snow storm and did not have someone on contract. Thank you Jeff!

Kevin (Martin Construction LLC Dam Proposal):

Kevin presented a proposal to replace the existing valve at the Lake Chaffee Dam which is no longer in working order. The proposal is attached. A lengthy discussion by the board members followed.

Some of the issues of concern if we decide to replace the valve:

- Gaining access to the dam with the heavy equipment needed
- The estimate is \$21,649 – we only have \$15,000 available in the dam fund
- Spending the entire \$15,000 on the dam when we also have a big weed problem
- Is replacing the valve the only option we have? Is there any other option?
- We only have one estimate – some board members would like to have at least one more
- What to do with the sand bags once the job is complete
- Ideally Kevin would like the lake to be lowered 7 feet to complete the job, although Kevin said five feet would be acceptable. Seven feet was a concern of some members for major fish die-off.

Some of the issues of concern if we decide not to replace the valve:

- This has been an ongoing issue; it is not going to go away. As one board member said, we cannot just pass this on to the next board to address; we need to address this now.
- The valve at this time can be opened but it is a gamble as to whether or not it can be closed
- Siphoning costs money each year
- Siphoning may take 4 to 6 weeks to drain the lake five feet
- Finding a place to store the materials after the lake has been siphoned
- Siphoning takes time and volunteers, both are hard to get...Ralph Sherman has volunteered to do the job this year.....Thank you Ralph!

***Gerry Dufresne motioned not to lower the lake this year because once we open the valve we may not be able to close the valve to the dam, motion seconded by Diana Murray.***

Laurie Layton and Kari Olson argued that we cannot make that motion because the members already voted to lower the lake at the August general membership meeting. During discussions Gerry called Hipsky to find out how long it would take to lower the lake by siphoning using a 4" pipe. According to Hipsky it would take approximately one and a half weeks to lower the lake using a 4" pipe. Hipsky has done the job in the past but was not interested in doing it this year.

***Gerry Dufresne withdrew his motion.***

There were further discussions to have Ralph put a siphon together with the materials he purchased and see if he can make it work. If the lake starts going down then he could go ahead and buy more materials to put another siphon together to have the lake drain at a faster rate.

***Tom Martin motioned to give Ralph Sherman permission to begin siphoning the lake whatever way possible. Brenda Chisholm seconded. Motion passed.***

There was also a discussion about the cost of the proposal received from Martin Construction. Although everyone expects that fixing the dam will be expensive, the proposal received indicates that the price includes all taxes. LCIA is a tax exempt organization; Ralph Sherman will be contacting Kevin to look into this to see if an adjustment will be made.

***\*UPDATE\* We have received a revised proposal from Martin Construction in the amount of \$16,372.80. The board will be holding a special meeting on Wednesday, October 21, 2009 to discuss the LCIA dam.***

**Secretary's Minutes: *Gerry Dufresne motioned to approve the Secretary's Minutes of September 9, 2009 as amended, seconded by Diana Murray, motion passed with 2 abstained.***

Correction to Minutes:

\*Under Fundraiser Report: "The discussing was table until a later date" should read:  
"The discussion was tabled until a later date"

**Treasurer's Report: *Gerry Dufresne motioned to approve the Treasurer's Report, seconded by Diana Murray, motion passed.***

**Constable Report: Gerry reports that on Halloween night, weather permitting he will be patrolling the lake on his motorcycle passing out candy to the trick-or-treaters as he has done in the past years.**

Laurie Layton reported to Gerry that she caught three girls on the roof of the fire house. Gerry is aware of who they are and where they live, he seems to have it all under control.

**Road Report:** Gerry reports that some paving has been completed! Part of Ashford Drive has been paved as well as portions of Armitage Court.  
Paving was quoted at \$14,500 but we were charged \$12,000...excellent job Gerry!!!  
All roads have been graded and are holding up well so far.

Ed & Brenda Chisholm donated \$150.00 to have stone put in at the boat launch. Gerry Dufresne will be taking care of that.

**Bingo Report:** ***THIS IS AN APPEAL TO ALL LCIA MEMBERS FOR HELP!!!!***

**We need help with bingo.....without your help bingo is in jeopardy of closing.....bingo adds approximately \$1,000 per month to our budget. If we lose bingo where else are we going to get \$1,000.00 per month? We need floor help (three hours one Saturday per month). We need a caller, Jack has been calling for over 30 years.....it's time to give Jack a break!**

**We need someone to learn the reports.....**

**Please come forward.....**

**Jack will not be available on November 23, 2009**

**Please call Brenda (860) 487-0948 or email me at [bechisholm@yahoo.com](mailto:bechisholm@yahoo.com)**

**Kitchen Report:** Kay reported that she had a kitchen inspection and received a score of 97!!  
Great job Kay!! The inspector reported to Kay that the kitchen was a professional looking job!  
Kay has asked for a garbage receptacle to be placed outside the LCIA hall so that any LCIA member can pick up the trash on their way to the transfer station.

**Beach Report:** No report

**Environmental Report:** No report

**Fundraiser Report:** No report

**Correspondence:** None

**Old Business:** None

**New Business:** None

Meeting adjourned @ 9:12 pm

Respectfully Submitted,

Brenda Chisholm  
LCIA Secretary



### HOLD HARMLESS AGREEMENT

Martin Construction, LLC shall, at all times, defend, indemnify, protect and hold harmless the Contractee and its officers, agents and employees from any and all claims or demands for damages for bodily injury, including death, or property damages sustained by Martin Construction, LLC including officers, agents, and employees of Martin Construction, LLC. Said hold harmless clause shall include, but not limited to investigation, defense and settlement or payment or judgment of any legal liabilities here into aforementioned.

Each insurance coverage named above shall provide not less than a 30-day notice of cancellation to the Contractee.

If Martin Construction, LLC is underwritten on a claim made basis, the retroactive date shall be prior to or coincident with the date of this contract and the Certificate of Insurance shall state that coverage of claims made and also the retroactive date. Martin Construction, LLC shall maintain coverage for the duration of this contract and for one (1) year following the completion of this contract.

All premiums shall be paid by Martin Construction, LLC.

### NOTICE OF CANCELLATION

You may cancel this transaction, without penalty or obligation, within three (3) business days from the aforementioned date.

If you cancel, any property traded in, any payments made by you under the contract of sale, and any negotiable instrument executed by you will be returned within ten (10) business days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale; or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within twenty (20) days of the date of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to Martin Construction, LLC, P.O. Box 811, Tolland, CT no later than midnight of the aforementioned date.

**I HEREBY CANCEL THIS TRANSACTION:**

\_\_\_\_\_  
Buyer's Signature

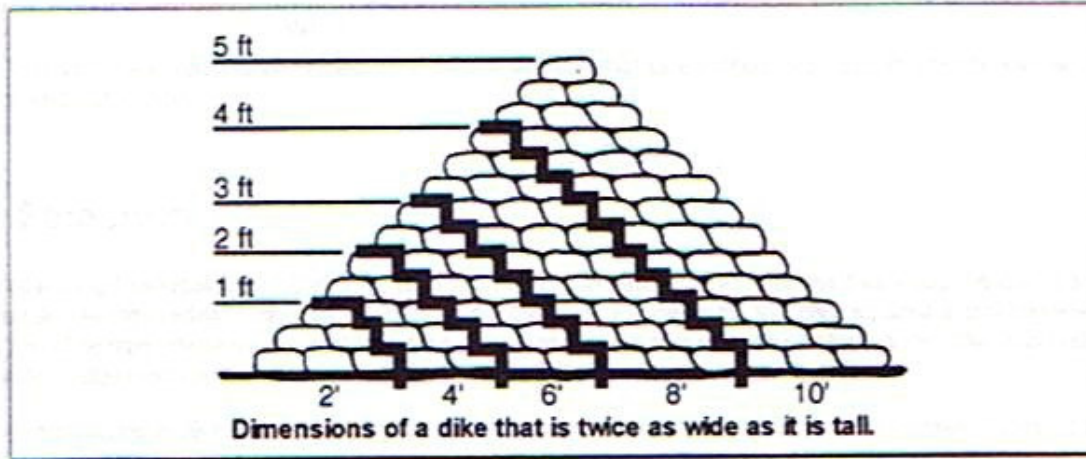
\_\_\_\_\_  
Date



RS Notation – This is to illustrate the size of a 12” valve  
This not an insignificant device

The *estimated* number of bags needed for 100 linear feet of dike that is twice as wide as its height is:

- 1-foot-high dike: 600
- 2-foot-high dike: 1,700
- 3-foot-high dike: 3,000
- 4-foot-high dike: 5,500
- 5-foot-high dike: 9,000



Contact your county emergency management office for information on where to obtain sandbags.

A cubic yard will fill about 100 30-pound sandbags or about 75 40-pound bags, assuming the sand weighs 110 pounds per cubic foot. Sand weighs 100 to 130 pounds per cubic foot, depending on moisture content and packing. A cubic yard is 27 cubic feet. Each 14-inch by 24-inch bag will hold about 0.4 cubic feet if filled about one-half full. Based on volume, each yard will fill about 67 bags one-half full.

**Estimated cubic yards of sand needed per 100 feet of dike length for various dike heights and ratios of height to width. An additional 2 cubic yards will be needed for bags to hold the plastic.**

		Dike Height (ft.)								
		1.0	1.5	2.0	2.5	3.0	3.5	4.5	4.5	5.0
Cubic Yards of Sand	Width 3 x H	7	15	25	38	54	73	95	119	145
	Width 2 x H	6	11	18	27	38	50	65	82	100

RS Notation – This is Intended to show how a temporary barrier would be created allowing valve replacement activities to occur.