

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING MINUTES  
DECEMBER 8, 2010

President Ivan Wasko called the meeting to order @ 6:34 pm.

**Board Members in Attendance:** Ivan Wasko, Dennis Flaherty, Brenda Chisholm, Ken Garee, Carol Natitus, Thomas Martin, Edward Chisholm, Gerald Dufresne (A)

**Public in Attendance:** Kathleen Little, Ralph Sherman

**Public to be Heard:** Kathy Little presented the board with a Home Occupation Permit. Kathy would like to open a business selling cookie and cupcake arrangements. The baking/decorating/arranging would be done in her home; however she would be delivering her product to her customers.

**Secretary's Minutes:**

- November 10, 2010: Tom Martin motioned to accept the Secretary's minutes of November 10, 2010 with corrections noted, seconded by Gerry Dufresne; motion passed.  
**Corrections: Under "Road Report" The range in bids should have read from \$9,000 to \$11,500. Under "New Business" The motion to add the open board position to the Agenda for the Special Election Meeting was not a legal motion because we did not have 10 days notice for the general public.**
- November 14, 2010: Tom Martin motioned to accept the Secretary's minutes of November 14, 2010, seconded by Dennis Flaherty; motion passed.

**Treasurer's Report:** Ken Garee presented the board with a Treasurer's report all prepared on a new spreadsheet. Ken, and ALL the board members, would like to thank Carolyn Martin for developing this spreadsheet program for LCIA. Ken has recommended that we close the recreation savings account and the kitchen fund account and put those funds into the general account; all board members agreed.

**Valve Project:** Ralph Sherman reported that he has met with Professor Bagtzoglou, Head of the Department of Civil & Environmental Engineering at UConn and was pleased with the outcome. After giving the Professor some general information about the lake, our community and the issues we have been facing; the professor noted that the recommendation/plan for our valve project replacement might be a good project for one of the senior engineering students. Of course the students would not be doing the actual replacing of the valve but we would have a cost analysis and a proposed solution to our valve issues. The senior project would begin in January 2011; and end in April 2011.

**Constable Report:** Gerry reports that it has been quiet around the lake. There have been a few break-in's around town but nothing in the lake area.

**Road Report:** Gerry reported the roads have been graded. We have a contract for plowing and sanding. Gerry will present Ken with a pay schedule for Hipsky and Paterno so he can send them payments as they are due. Gerry is aware of the issue on Amidon Drive and is looking into a solution but the Association cannot take responsibility for surface water.

**Beach Report:** No report from the chairman. Ed Chisholm reported he noticed Bud Bagley down at the Beach one afternoon fixing the signs. The board would like to thank Bud Bagley for his efforts, the signs look great!!

**Bingo/Kitchen Report:** No report at this time.

**Environmental Report:** The septic was pumped but has 2 – 3 inches of crystal clear water in the bottom. Tom Martin reports that the health inspector is upset that we don't have an alarm system installed yet; the board discussed getting this done asap. A-1 pumped the septic which is a 1500 gallon tank, however they claim they pumped 1850 gallons and charged more than quoted due to the larger amount of fluid pumped. Ralph requested that we not pay the bill just yet as he wants to find the report that shows we have a 1500 gallon tank.

**Fundraiser Report:** No fundraising going on at this time.

**Correspondence:** Dennis reported that he responded to Mr. Broadbent.

**Old Business:** None

**New Business:** *Ed Chisholm motioned to purchase an Appreciation Plaque for Jack Pirzl, Kay Warren, and Pauline Backhaus for the years of dedicated service to Lake Chaffee and the Bingo Hall. Purchase of the plaque not to exceed \$100.00. Seconded by Tom Martin, motion passed.*

*Ed Chisholm motioned to have a discussion to allow snowmobiling on the lake during the winter season; seconded by Tom Martin, motion passed.*

**Discussion:**

- Anyone who wants to ride a snowmobile on the lake must be a property owner
- Permits would be issued
- Snowmobiles would have to be insured
- Waviers would have to be signed
- There would be a fee charged "season pass" (a way for the Association to make some money)

**Issues discussed:**

- Everybody might want to come use the lake
- Noise
- Snowmobiles falling through the ice

Tom Martin commented, "They do allow snowblowers to clear ice for hockey players."  
Ed Chisholm will do more research to present at the next board meeting.

Meeting adjourned @ 8:28 pm

Respectfully Submitted,

Brenda Chisholm  
LCIA Secretary

