

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES
WEDNESDAY FEBRUARY 9, 2011

President Ivan Wasko called the meeting to order @ 6:40 pm.

Board Members in Attendance: Ivan Wasko, Dennis Flaherty, Brenda Chisholm, Ken Garee, Kari Olson (7:14), Laurie Layton (6:55), Carol Natitus, Thomas Martin, Gerald Dufresne (A)

Brenda Chisholm motioned to seat Gerald Dufresne, seconded by Dennis Flaherty; motion passed.

Public in Attendance: Chris Magistri, Ralph Sherman, John Mayer

Public to be heard:

- **Chris Magistri** expressed his anger about the condition of the roads leading up to his property. Chris is concerned that emergency vehicles may not be able to reach his home should they be needed. Ivan reassured Chris that emergency vehicles will be able to reach all homes in our community. Chris also expressed concern that he cannot reach his property by driving the speed limit on Pine Hill Drive, he must get a “running start from the bottom of the hill; Gerry reported that he has no problem reaching the top of Pine Hill Drive by doing the speed limit. Ivan Wasko reassured Chris that we have not taken the road issues lightly and have done everything possible to make the roads the best they can be given the amount of snow that has fallen so far this winter. We have had issues with our plowing contractor which we are trying to solve; and we have hired Hipsky to come in and clear away the snow banks to make the roads wider. The ice issue is harder to deal with as the sun during the day melts the snow along the roads and then freezes as the temperatures fall again during the evening. This will be something we will be dealing with for a long time to come, as will all Towns and Cities throughout the Northeast.
- **John Mayer** expressed his concern about having snowmobiles on the lake. John had read the minutes from one of our previous meetings (thank you John!) and wanted to give his opinion to the board. John is concerned about the noise, fumes, destruction, gas/oil leak on the lake, liability, who would be responsible for permits; among other things. The board told John that we had decided that there would be no snowmobiles on the lake at the last board meeting in January.

Secretary's Minutes:

- **January 19, 2011:** *Tom Martin motioned to approve the Secretary's minutes of January 19, 2011 as amended, seconded by Laurie Layton; motion passed. Carol Natitus Abstained.*
Correction: Under Environmental Report it should read **A-1** in place of **skips**
- **January 31, 2011:** *Gerry Dufresne motioned to approve the Secretary's minutes of January 31, 2011 as amended; seconded by Tom Martin; motion passed. Carol Natitus Abstained.*
Correction: Where it says “Hipsky would charge approx \$1,800” it should say “Hipsky **did** charge approx \$1,800”

Treasurer's Report:

- Ken reported our propane use is approx. \$31.00 per day!!
- Ken has re-billed the tax payers who are *one* year past due, five have paid as of January 9, 2011. Ken will work on the taxpayers who are more than one year past due next.
- Liens have not been placed as of yet but Ken will be working on that soon.
- The two checking accounts that are *mia* will not be closed; we will be putting a lock on those accounts.
- Patruno will be paid on the due date as stated in the plowing contract.
- Brenda will call Kay Warren to check on the status of the back tax collections and report back to Ken.

Gerry Dufresne motioned to approve the Treasurer's report; seconded by Brenda Chisholm, motion passed.

Valve Project Report: Ralph Sherman reported that Prof. B put a series of projects out for the students to choose from and at this time he doesn't know if ours has been chosen.

Kari Olson motioned if we have not heard from Uconn by the April 15th deadline, and Ralph contacts Martin Construction and Martin Construction fails to accept the job within 10 days, then Ralph is authorized to immediately advertise the valve/dam project for bid; seconded by Gerry Dufresne. Motion Passed.

Constable Report:

- Gerry reported 90 Westford Drive was broken into. It doesn't look like anything was taken, looks like contractor bags inside....perhaps someone bought at auction and is cleaning up inside.

Road Report:

- Hipsky widened the roads with the payloador
- Ivan received a phone call from the people Patruno (our current plowing contractor) called to come clear the roads after our executive meeting; for \$3,000 they would take over the plowing contract. They did not return Ivan's phone calls.

Beach Report:

- Sandy reported the LCIA Signs and the gate are covered by snow
- Sandy reported there are a lot of people using the beach as a path for ice fishing; many are not Association members but "guests" of an Association member.
- Sandy reported there has been a lot of dog activity on the beach, and owners are not cleaning up after their dogs.

Environmental Report: Wireless Alarm Systems for septic:

- Johnson Construction: \$700.00 trench digging included in price(wired unit)
- Skips \$650.00 (wireless), installation & unit included in price.

Fundraiser Report: None

Correspondence:

- Brenda Chisholm had a food service license application renewal for the kitchen, tabled until next board meeting.
- Ivan read a letter from Ralph Fletcher regarding the "passability" of the Association's roads.
- Ivan read a letter from Wayne Fletcher bring to our attention an incident with an Engine Tank which slid off Ashford Drive.

Old Business: None

New Business:

- It was suggested that we develop our own LCIA Snowplowing Contract for future contractors to sign.
- We also discussed putting together a committee for raising LCIA taxes. Laurie Layton and Chris Magistri volunteered to be on the committee. Ivan said he talked with some homeowners who suggested raising it up to a realistic figure. Raising LCIA taxes is a Legislative Act; it takes a lot of time and work. Board members suggested putting together a notice explaining the situation to the membership listing some big expenditures such as the roads, the lake, and the valve project.

Meeting Adjourned @ 8:33 pm

Respectfully Submitted,

Brenda Chisholm
LCIA Secretary