

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS SPECIAL MEETING MINUTES
WEDNESDAY, MARCH 2, 2011

President Ivan Wasco called the meeting to order @ 6:35 pm.

Board Members in Attendance: Ivan Wasco, Brenda Chisholm, Dennis Flaherty, Carol Natitus, Laurie Layton, Kari Olson, Ken Garee, Art Apostol (A)

Public in Attendance: Ralph Sherman, Gay Leedie

Public to be heard: Gay Leedie, a member of the lake association for the past 30 years came forward to “publicly thank the board for a thankless job”. Gay also volunteered to help with a future fundraiser.

Secretary’s Minutes: *Laurie Layton motioned to accept the Secretary’s Minutes of February 9, 2011 as amended, seconded by Kari Olson, motion passed.*

- Correction to minutes: Under New Business: Kari Olson raised the issue of raising LCIA taxes and also volunteered to sit on the committee.

Treasurer’s Report:

- Our propane bill continues to be extremely high; Ken reported paying a total of \$870.00 last month.
- The telephone has been disconnected at the LCIA hall; we have not had a phone bill since October.
- Ken will be drafting a letter and obtaining the needed signatures to freeze the bingo & sealed tickets accounts.
- The Treasurer’s Report will now be added to the Secretary’s minutes.

Kari Olson motioned to approve the Treasurer’s report, seconded by Dennis Flaherty; motion passed.

Valve Project Report: Ralph Sherman reported UConn did not pick up the project.

Dennis Flaherty motioned if Martin Construction comes in at \$20,000 or below for the Valve/Dam Project, Ralph Sherman has the authority to accept the bid; seconded by Kari Olson. Motion passed.

Constable Report: The board discussed adding Deputy Constables to LCIA. We have two people interested in taking on this responsibility and will be meeting with the board in April.

Road Report: It has been reported that a construction company owns the home on 90 Westford Drive and heavy equipment will be coming in for renovations/clean-up. Someone should be contacting them for a \$500.00 road bond.

Beach Report:

- Sandy will be having spring clean-up, help is always welcome.
- Sandy would like to have the beach made private by use of beach card passes.
- Some bench repair/replacement is needed; Ivan said he has some lumber and will take a look.
- New sand is needed at the main beach as well as new buoys or major repair of the present ones.

Environmental Report: Ivan will call Johnson Construction to follow up on the alarm system. A hard line system has to wait until warmer weather.

Fundraiser Report: *Kari Olson motioned to nominate Gay Leedie as fundraiser chairperson, seconded by Laurie Layton; motion passed.*

- Gay had a great idea of a “Winter Blues Blowout – Welcome to Spring!” for a fundraiser dance.
- Also Come meet new Board Members – another fundraiser idea.
- Art Apostol volunteered to help Gay with fundraising.
- The board would like to thank Gay Leedie for coming forward!!

Correspondence:

- The board received letters from previous bingo players asking that bingo be re-opened. The letters had numerous signatures from past bingo players. At this time we will not be re-opening bingo.
- The board received a letter of resignation from Ed Chisholm, the board declined Ed Chisholm's resignation.

Old Business:

- Ivan Wasko will be contracting with Professional Lock & Safe to change the locks at the Chaffee Hall; each board member who receives a key will pay a \$20.00 deposit.
- Brenda will follow-up on the boat launch project at Mother's Beach.
- Some of the key points we talked about that we want in our plowing contract:
 1. Must start at 2" of snow, no more than 5" of accumulation
 2. Contractor must stay here.
 3. Equipment must be in proper and safe working condition.
 4. Proper equipment will be required.
 5. Visual inspection will be required.
 6. Roads must be cleared as wide as possible to a minimum of 9 feet wide.
 7. Roads must be kept in safe, passable condition.
 8. Roads cannot be closed without proper authorization.

These are just some of the thoughts the board had.....there will be much more in the final contract.

- The contract for sanding will also go out to bid just in case Hipsky decides not to sand next season.

New Business:

- By-laws are supposed to be followed by all property owners on Lake Chaffee; there are some homeowners in violation of some of the rules and regulations. Art Apostol would like to go through the By-laws item by item. Perhaps all new homeowners should be given a copy of the by-laws.
- *A note for all LCIA homeowners, a copy of the by-laws is available on the website at: www.lakechaffee.org*

Meeting adjourned @ 8:47 p.m.

Respectfully Submitted,

Brenda Chisholm,
LCIA Secretary

L.C.I.A. TREASURER REPORT

2 MAR 2011

1Aug-31Jul

***** INCOME *****

Tax=\$125

	Budget '10 - '11	-- YTD --	Actual ('08-'09)	('07-'08)
Taxes	32,000	25,625.00	27,000	29,331
Past Tax + Penalty	7,000	814.75	885	3,358
Donation	300	330.00	330	400
Interest + From Other Acnt	20	4,236.54	70	118
Rent	0	150.00	0	0
Bingo + Kitchen	0	2,119.45	7,127	5,309
Sealed Ticket	0	318.05	653	771
Fund Raise	100	0.00	455	290
Fish Donation	100	0.00	0	320
Bazaar	0	0.00	0	2,083
Newsletter + Web	0	0.00	400	205
Road Bond & Other	0	80.76	500	1,000
*** TOTAL ***>	39,520	33,674.55	37,420	43,185

***** EXPENSE *****

	Budget		Actual	
Building Maint.	4000	1,448.38	2,331	1,353
Utilities	4,000	4,307.92	5,867	4,437
Office Expense	800	109.61	287	779
Postage	400	308.00	54	292
Road Maint.	13,000	14,279.76	15,966	21,400
Insurance	9,000	7,250.76	8,857	8,541
Service Reimburs.	850	500.00	850	0
Contingency	1,120	0.00	0	400
Audit	300	0.00	0	0
Legal	500	75.00	0	193
Recreation	400	0.00	0	0
Beach Maint.	3,000	295.58	1,019	1,166
Lake Maint.	500	100.00	420	465
Lake Maint. Fund	500	500.00	500	500
Newsletter + Web	750	0.00	621	261
Fish Fund/Costs	400	0.00	0	325
Road Bond & Other	0	38.63	4,185	7,954
*** TOTAL ***>	35,520	29,213.64	40,957	48,066

***** BALANCE **	*****	##	## OTHER FUNDS ####	#####
1Aug10 Start Balance =	238.63	##		
YTD Income +	33,674.55	##	Checking --9840 -Seal.Ticket	618
YTD Expenses -	-29,213.64	##	Checking --9010 -Bingo	2,315
(Checking Account --8600)		##		
New Balance =	4,699.54	##	Savings --0220 -Lake Maint.	22,058
Treasurer:		##	Savings --6720 -LCIA	3,682