

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
BOARD OF DIRECTORS MINUTES  
APRIL 13, 2011

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

**Board Members In Attendance:** Ivan Wasko, Dennis Flaherty, Tom Martin, Ken Gerry, Laurie Layton, Art Apostol (A), Sandy Moquin (A)

*Dennis Flaherty motioned to seat Art Apostol and Sandy Moquin; seconded by Laurie Layton, motion passed.*

**Public in Attendance:** Nancy & Craig Blackmer

**Public to be heard:** Nancy & Craig Blackmer are interested in assisting the Lake Constable. The board was in agreement but is waiting for a meeting with Gerry.

**Secretary's Minutes:** Secretary's minutes of March 3, 2011 passed with 2 abstained.

**Treasurer's Report:**

- Propane tanks appear to be okay and are not leaking.
- \$20,000 road maintenance was used for plowing, pay loader, and sanding
- Ken will take \$3683.00 out of the general fund to keep us running; motion was passed to allow Ken to take out money as needed.
- We are running out of tax forms, Ivan said to check the old file cabinets, and locked closet
- LCIA received a check for \$1,000.00 from Dennis Flaherty to help with our budget!
- Ken received responses from ten of the tax re-bills that were sent out
- Ken is working with the Assessor's office on 27 liens.

Treasurer's Report passed.

**Valve Project:** Ralph Sherman was not able to attend tonight's meeting but he is still on top of the project.

**Constable Report:**

- The bus stop incident was discussed.
- Nancy Blackmer volunteered to run a block watch.
- Nancy feels due to the prices of fuel more gas stealing may occur.
- Nancy feels we are not focusing on the safety of the children.
- Discussion held for the block watch, Nancy will contact Troop C – Sandy gave her the non-emergency number. Anyone interested in helping with the block watch can contact Nancy @ 429-9985
- There was a discussion of constable duties; we can appoint deputies for the lake.

**Road Report:** Ivan reported Pipes were crushed on Old Town Road/Deerfield Drive. Hipsky came up to repair the damage at a cost of \$880.00

**Beach Report:**

- Follow up with Ken about available funds for the beach.
- Ivan said he has metal supports for the boat launch. Ivan also would like to have the dock put on wheels; he is a welder, he can take care of this. It would make it easier for pulling out.
- Ivan has wood for the benches; we also have wood in the hall for use.

- The property across from the main beach has become an eyesore; we can remove the trash, we have the power to do so; however, Tom Martin would like us to call the owner first.

**Environmental Report:** Report from Ralph Sherman via Email.

Ralph reported he will do the collecting of water samples for the water testing. Ken will check to see who we used in the past and the cost and will submit this information.

The septic tank has issues, ground water is seeping in. Ivan said he might be able to get sealer for the tank, would be a quick fix. We still need to get an alarm system for the tank, DEP requirement.

We cannot use the hall until this is done.

The hall roof is leaking also. Ivan will have Brenda contact the insurance company to look into the roof damage.

Siding needs repair – graffiti needs cleaning

**Fundraising:** Gay Leedie has some excellent fundraising ideas!

- May 21, 2011: Breaking Bread with Your Board – Wine, cheese, hotdogs, hamburgers, games, entertainment.....
- Tag Sale Saturday June 25, 2011

Other possibilities:

Polar Run: on boat, walk, open to guests of members

Guest Memberships: Gay asked if we could open up to abutting property owners without voting rights.

Children's activities: Gay would like to see some children's activities; perhaps arts and crafts

Karate Class was discussed: Oak Drive resident would like to give Karate class; would pay to use hall.

**Correspondence:** None

**Old Business:**

**New Business:** The board was contacted by Ralph Graziola regarding damage to their property and bait shop from flooding. The Graziola's put a claim into our insurance company which was denied. The Graziola's requested top soil from the board, the issue was discussed; motion was denied.

Ivan Wasko wants copies of by-laws and ordinances to be given to every Lake Chaffee resident.

Meeting adjourned @ 9:17 pm

Respectfully Recorded by Sandra Moquin

***Next Meeting: May 11, 2011 @ 6:30 p.m.***

Respectfully Submitted,

Brenda Chisholm, LCIA Secretary

L.C.I.A. TREASURER REPORT		13 APR 2011		1Aug-31Jul	Tax=\$125
<b>***** INCOME *****</b>				<b>*****</b>	<b>*****</b>
	Budget '10 - '11	Actual YTD	[ Actual ( '08-'09 )	( '07-'08 )	
Taxes	32,000	26,500.00	[ Past 27,000	29,331	
Past Tax + Penalty	7,000	814.75	[ Years 885	3,358	
Donation	300	1,330.00	[ 330	400	
Interest + From Other Acnt	20	4,237.24	[ 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	
<b>*** TOTAL ***&gt;</b>	39,520	35,550.25	[ 37,420	43,185	
<b>***** EXPENSE *****</b>				<b>*****</b>	<b>*****</b>
Building Maint.	Budget 4000	1,448.38	[ Actual 2,331	1,353	
Utilities	4,000	4,381.83	[ Past 5,867	4,437	
Office Expense	800	131.61	[ Years 287	779	
Postage	400	308.00	[ 54	292	
Road Maint.	13,000	20,282.76	[ 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	345.00	[ 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	
<b>*** TOTAL ***&gt;</b>	35,520	35,582.55	[ 40,957	48,066	
<b>***** BALANCE ** *****</b>			<b>## ## OTHER FUNDS ####</b>	<b>#####</b>	<b>#####</b>
1Aug10 Start Balance =	238.63		<b>##</b>		
YTD Income +	35,550.25		<b>##</b>	Checking --9840 -Seal.Ticket	618
YTD Expenses -	-35,582.55		<b>##</b>	Checking --9010 -Bingo	2,315
(Checking Account --8600 )			<b>##</b>		
New Balance =	206.33		<b>##</b>	Savings --0220 -Lake Maint.	22,072
Treasurer:			<b>##</b>	Savings --6720 -LCIA	3,683

