

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MINUTES
August 10, 2011

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

Board Members in Attendance: Ivan Wasco, Dennis Flaherty, Linda Parent, Ken Garee, Kari Olson, Carol Natitus, Tom Martin, Art Apostol and Laurie Layton

Public in attendance: Ralph Sherman, Mike Tulman, Marian Vitali and Doug Hartin

Public to be heard: Marian Vitali, 68 Old Town Road, requested an application for a home based business relating to Wellness Coaching and Services. Marian submitted her application and a check for the application fee of \$25.00 for consideration. Marian does not expect this business to have much impact as her intention is to use her home as an alternative option based on location. Marian has approximate 10 parking spaces available on her lot if needed. She expects to use the location on a “seasonal” basis, when the Lake is quiet. A discussion was held regarding advertising the business and that any signage on the property cannot exceed two square feet. The board discussed that a sign would be posted on her property to allow for proper notification of the Lake Membership, and that a decision would be forthcoming after our next scheduled board meeting.

Laurie Layton made a motion to move the agenda item for the Value Project up as we had a guest, Doug Hartin, that wanted to be a part of this discussion and present his proposal for the value replacement. Art Apostol seconded, motion passed.

Valve Project: Kari Olson has been in touch with Doug Hartin, 353 Bungay Hill Road, Woodstock, CT 06281-2003 who submitted a bid of approximately \$38,000 to replace the valve and invited Doug to the meeting. Doug Hartin presented a plan to the board for replacing the valve. Doug has been self-employed for 11 years, prior to that he worked in the construction business for 30 years. Doug has done similar projects and most recently completed a project on Lakeshore Drive in Lebanon CT, Mashpaug Lake in Union, etc.

Doug’s proposal included the following:

- Install erosion control fences to control the silt from going into the lake using weights and cables to secure the fencing
- Locate valve and discharge pipe
- Create an access road
- Build a levee, following the direction of the pipe, backfill existing pipe and valve, remove existing pipe & valve and replace. The work will be done in sections, pipe will be replaced in sections
- Excavate, set up sump pump system and temporary holding “pit” to be able the work to be done in a dry area.

- Expects project to be completed within one month
- Would like to use steel pipe painted with epoxy paint to avoid rusting
- All materials used to create levee will be removed

Kari Olson made a motion to move forward with Doug Hartin's proposal and the fund raising efforts, Laurie Layton seconded; motion passed. Ken Garee abstained.

Ivan Wasko made a motion for Kari Olson to contact Doug Hartin to begin the process of obtaining permits and a contract. Carol Natitus seconded, motion passed. Ken Garee abstained.

Ralph Sherman had provided information to Marisa Chrysochoou to help her present the project to the UCONN Engineering Dept for a possible study to help us determine the scope of the project and create a plan for moving forward with a repair. Ralph will contact Marisa to put that initiative on hold as the Board has decided to move forward with Doug Hartin's proposal.

Secretary's Minutes: Laurie Layton made a motion to approve the Secretary's Minutes of July 13, 2011, seconded by Dennis Flaherty, motion passed. Linda Parent abstained.

Treasurer's Report: Laurie Layton made a motion to approve the Treasurer's report, seconded by Dennis Flaherty; motion passed.

The board reviewed Ken's proposed 2011-2012 budget to be voted on during our August 21st annual budget meeting.

Linda Parent presented Ken with \$131.00 in cash that was raised during our July 24th trip to the Mansfield Drive-In Flea Market.

Tax forms have been revised and printed for the September mailing

Correspondence:

Ken Garee, as LCIA Treasurer, received a letter from the State of CT regarding a change in their policy to move the expiration of all future Bingo permits to December 31 of each given year.

Laurie Layton presented Ken Garee with a check for \$100.00 she received from an advertisement on the website.

Old Business:

Holding Tank: Ralph had Skips install the a high water alarm. Ivan will back fill the area.

New Business:

We received a check from our insurance company in the amount of \$ 46,619.40 with \$4000.00+ held back. Dennis Flaherty called the Insurance company and discussed the process for submitting additional claims. Once the work has been completed, receipts are to be submitted and if they exceed the authorized amount of \$51k, then we need to contact the insurance company again for review.

Two proposals were submitted for the Lake Chaffee Hall repairs. One from Moulton Construction for \$59k, and one from BLM Construction for \$49k. Kari Olson made a motion to

accept the proposal from BLM Construction, Bryan Mulch, 458 Middle Tpke, Storrs CT 06268 HIC 0620417. Tom Martin seconded, motion passed. Ivan will contact BLM Construction to start the process of obtaining permits. Ivan expects the work to begin as soon as permits are obtained.

Fundraising:

Gay Leedie, Perry Daine & Linda Parent went to the Mansfield Drive-In Flea Market on July 24th to sell the remaining tag sale donations. We were able to raise \$131.00 for the Lake Association.

The board discussed the urgency to increase fund raising efforts to help fund the potential Valve Project shortfall. If we could raise an additional \$100.00 from each member, we could reach our goal.

Kari Olson will begin working on a flyer that will be distributed to the membership to help spread awareness. Kari Olson and Laurie Layton will create a “Valve Project Goal Thermometer” display to keep the membership updated as to our progress.

Environmental Report:

Ivan received a call from Jan Spangel regarding the weeds that are floating into the shoreline and what could be causing this. The board discussed how the type of weed sends off strands that break loose similar to a spider plant. This strand floats around trying to take root. We need to remove these weeds, dry them out, and dispose of them to help prevent the rooting and subsequent spreading.

Ralph Sherman reported that the water has been tested and is safe, results are posted on the website. Next sample to be collected in August.

Beach Report: Beach report is attached.

Road Report: None

Constable Report: Ivan Wasko reported that theft and vandalism have increased. A bicycle was stolen from the beach on August 8th. Ivan also received a report of a broken window. Ivan has increased patrolling of association roads.

Meeting Adjourned @ 9:34 pm

Respectfully Submitted,
Linda Parent

LCIA Secretary

L.C.I.A. TREASURER REPORT

31 JULY 2011

1Aug-31Jul

Tax=\$125

***** INCOME *****

	Budget '10-'11	ACTUAL YTD	[Actual ('10-'11	('08-'09)	('07-'08)
Taxes	32,000	27,675.00	[27,675	27,000	29,331
Past Tax + Penalty	7,000	2,650.02	[2,650	885	3,358
Donation	300	1,580.00	[1,580	330	400
Interest + From Other Acnt	20	5,238.42	[5,238	70	118
Rent	0	150.00	[150	0	0
Bingo + Kitchen	0	2,119.45	[2,119	7,127	5,309
Sealed Ticket	0	318.05	[318	653	771
Fund Raise	100	1,271.05	[1,271	455	290
Fish Donation	100	0.00	[0	0	320
Bazaar	0	0.00	[0	0	2,083
Newsletter + Web	0	122.78	[123	400	205
Road Bond & Other	0	80.76	[81	500	1,000
TOTAL >>	39,520	41,205.53	[41,205	37,420	43,185

***** EXPENSE *****

	Budget '10-'11	ACTUAL YTD	[Actual ('10-'11	('08-'09)	('07-'08)
Building Maint.	4,000	2,495.33	[2,495	2,331	1,353
Utilities	4,000	4,655.07	[4,655	5,867	4,437
Office Expense	800	131.61	[132	287	779
Postage	400	472.48	[472	54	292
Road Maint.	13,000	20,282.76	[20,283	15,966	21,400
Insurance	9,000	8,934.76	[8,935	8,857	8,541
Service Reimburs.	850	500.00	[500	850	0
Contingency	1,120	0.00	[0	0	400
Audit	300	0.00	[0	0	0
Legal	500	495.00	[495	0	193
Recreation	400	0.00	[0	0	0
Beach Maint.	3,000	508.36	[508	1,019	1,166
Lake Maint.	500	160.00	[160	420	465
Lake Maint. Fund	500	500.00	[500	500	500
Newsletter + Web	750	0.00	[0	621	261
Fish Fund/Costs	400	0.00	[0	0	325
Road Bond & Other	0	38.63	[39	4,185	7,954
TOTAL >>	39,520	39,174.00	[39,174	40,957	48,066

***** BALANCE *****

1Aug10 Start Balance =	238.63	#	##### OTHER FUNDS #	###	###
YTD Income +	41,205.53	#	Checking --9840 -Sealed.Ticket	618	
YTD Expenses -	-39,174.00	#	Checking --9010 -Bingo	2,316	
(Checking Account --8600)		#			
New Balance =	2,270.16	#	Savings --0220 -Lake Maint.	22,085	
Treasurer: K.G.		#	Savings --2672 -LCIA (Hall Bldg)	49,305	

Lake Chaffee Beach Report for Board of Directors' Meeting

August 10, 2011

- On **August 8th** a very expensive bicycle was stolen from the beach. CJ Magestri is the owner of this bicycle. As of this date it is still out there. The police have been notified and are investigating. ("A wonderful day in the neighborhood) read on.....
- On **August 8th** in the late evening the beach raft was released and it made its way over to the tarzan swing Island. It was discovered the morning of August 9th.
 1. Since I was unable to get it back myself I spoke with many young folk in the neighborhood and informed them to tell all of their friends that if the raft was not brought back by any one than it could just stay out there and the beach would not have a raft at all. I also added that anyone who did bring back the raft would not be asked any questions and not be accused of letting it go in the first place.
 2. The raft was brought back the same day (August 9th), reinstalled in the exact same position that it was in before its departure.
- Mucking of the beach has been done by volunteers other than myself.
- Perry Daine ro-to-tilled the beach recently – thank you, Perry.
- Perry discovered nasty graffiti on the stop sign at the corner of Pine Hill and Lake View Drive. Perry painted over the rotten message. Thank you again, Perry.
- A community worker had completed his 10 hours (beach work) required by his school and a letter will be submitted by Linda Parent. Linda is aware of the letter.
- A previous community worker also completed 10 hours (beach work) required by the judicial system. The letter was satisfactory and passed court requirements – Thank you, former secretary, Brenda Chisolm for writing this letter.
- Community worker's hours will be arranged by the supervisor (myself) or other LCIA representatives of the Board of Directors. The worker will not be allowed to say when he/she wants to work. If the worker cannot coordinate with the supervisor than this worker must find another place non-profit acceptable place to volunteer at.
- On a recent evening a group of 18 people piled into one vehicle at the Main Beach. There were 15 children and 3 adults. This is just another sample of why we need to obtain tags for use of the LCIA properties.

Respectfully submitted by:

Sandra Moquin

Beach Chair Person