

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, Dec 14, 2011
6:30 PM
Lake Chaffee Hall

Call to Order

Approve Secretary's Minutes of Nov 9 ,2011

Old Business

New Business

Treasurer's Report

Correspondence

Valve Project Report

Environmental Report

Fundraiser Report

Beach Report

Road Report

Constable Report

Adjourn

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MINUTES
Lake Chaffee Improvement Assoc Hall
December 14, 2011 @ 6:30 pm

MINUTES RECORDED AND POSTED BEFORE APPROVAL

President Ivan Wasko called the meeting to order @ 6:45 pm

Board Members in Attendance: Ivan Wasko, Dennis Flaherty, Linda Parent, Ken Garee, Art Apostol, Tom Martin **Alternates:** Gerry Dufresene **Committee Chair:** Gay Leedie

Linda Parent made a motion to seat Gerry Dufresne, Dennis Flaherty seconded. Motion passed.

Public in attendance: Mrs. Thomas Martin

Public to be heard: None

Approve Secretary's Minutes:

Minutes of meeting held on Nov 9, 2011 were approved as read.

Old Business: The LCIA Hall is nearing completion. A few minor things need to be completed and some cosmetic work will be completed over the next few months. Our storage unit in Stafford is paid up until Monday, Dec 19th so we are seeking volunteers to help move the balance of contents back to the hall.

The Board discussed closing the hall for the winter, as we previously discussed during our Budget Meeting, and it was agreed that we run the risk of exposing our newly renovated hall to mold and mildew if we didn't at least maintain a minimal amount of heat to help keep the hall dry. Plywood will be used to close off the main area of the hall, and we will use the kitchen area for our monthly meetings.

Ivan received a request to review our ordinances to see if a horse could be housed on the homeowners' property which is approximately 1 acre of land. A review of our ordinances indicated that farm animals are not permitted, and for humanitarian reasons, the Board agreed to deny the request.

New Business: Ronald Warren, 31 Amidon Drive, (Kay Warren's husband) passed away on December 3, 2011. Tom Martin made a motion to donate \$100.00 to the VNA East of Mansfield (Hospice) in his memory from the Lake Chaffee Improvement Association. Gerry Dufresne seconded, all in favor, motion passed.

We received an inquiry from a resident asking us if they purchased a lot for back taxes from the Town of Ashford, would they receive a separate tax bill from LCIA for that lot. We responded that we are in the very early stages of reviewing our LCIA Charter policies for possible revisions, with the various tax amounts one of the key topics under consideration. It is not yet decided what the future tax requirements will be. While existing policy is still in place, nothing can be guaranteed for the future at this point.

Treasurer's Report: Linda Parent made a motion to approve the Treasurer's report, seconded by Dennis Flaherty: motion passed. Two checking accounts used for sealed tickets and bingo will be moved to the LCIA savings account.

Correspondence: Letter received from Ralph Fletcher, First Selectman, notifying LCIA of the decision to take no action on US Pure Energy's request. A copy of this letter is on our website.

Valve Project: None

Environmental Report: None

Fundraising: Gay Leedie led a discussion on ideas for fund raising events for this coming spring. We would like to have a barbeque, game nights –darts, horseshoes, Texas hold'em, etc. We look forward to using the hall and welcome any ideas the membership would like to present as well.

Beach Report: None

Road Report: Trimming/chipping will be done on Association roads where safety problems are identified due to the recent storm.

Constable Report: None

Meeting Adjourned @ 8:45 pm

Respectfully Submitted,

Linda Parent
LCIA Secretary

| L.C.I.A. TREASURER REPORT | | | 14 DEC 2011 | 1Aug-31Jul | Fiscal Year |
|--|----------------|------------|---------------------------------------|------------|-------------|
| www.lakecharlee.org | | | | | Tax = \$125 |
| ***** INCOME ***** | | | | | |
| | Budget '11-'12 | ACTUAL YTD | [[PAST ('10-'11) | ('08-'09) | ('07-'08) |
| Taxes | 26,500 | 23,050.00 | [[27,675 | 27,000 | 29,331 |
| Past Tax & Penalty | 1,500 | 238.75 | [[2,650 | 885 | 3,358 |
| Donation | 2,000 | 2,342.50 | [[/ 1,580 | 330 | 400 |
| Rent | 500 | 0.00 | [[P 150 | 0 | 0 |
| Fund Raise | 1,500 | 176.00 | [[A 1,271 | 455 | 290 |
| Newsletter & Website | 200 | 225.00 | [[S 123 | 400 | 205 |
| <> | | | [[T | | |
| <> | | | [[/ | | |
| Interest + from Other Acnt | 10 | 2.61 | [[5,238 | 70 | 118 |
| Other | 90 | 50.00 | [[81 | 500 | 1,320 |
| Bingo + Kit + S'Tcket + Bazr | 0 | 0.00 | [[2,437 | 7,780 | 8,163 |
| TOTAL >> | 32,300 | 26,084.86 | [[41,205 | 37,420 | 43,185 |
| ***** EXPENSE ***** | | | | | |
| | Budget '11-'12 | ACTUAL YTD | [[PAST ('10-'11) | ('08-'09) | ('07-'08) |
| Hall Bldg Maint. & Septic | 2,500 | 290.00 | [[2,495 | 2,331 | 1,353 |
| Hall Utilities (Elec + Heat) | 2,700 | 429.14 | [[4,655 | 5,867 | 4,437 |
| Office Expense | 300 | 221.89 | [[/ 132 | 287 | 779 |
| Postage | 450 | 115.59 | [[P 472 | 54 | 292 |
| Road Repair & Pave | 2,400 | 0.00 | [[A 2,538 | 15,966 | 21,400 |
| Road Snow Plow & Sand | 12,000 | 3,783.60 | [[S 17,405 | ^ | ^ |
| Insurance | 9,200 | 5,372.32 | [[T 8,935 | 8,857 | 8,541 |
| Service Reimburs. | 300 | 0.00 | [[/ 500 | 850 | 400 |
| Legal | 500 | 50.00 | [[495 | 0 | 193 |
| <> | | | [[/ | | |
| Beach Maint. & Recrea'n | 600 | 201.80 | [[P 508 | 1,019 | 1,166 |
| Lake Maint. & Fish | 400 | 0.00 | [[A 500 | 420 | 790 |
| Lake Maint. Fund | 500 | 0.00 | [[S 500 | 500 | 500 |
| Newsletter & Website | 300 | 0.00 | [[T 0 | 621 | 261 |
| <> | | | [[/ | | |
| Other - Contingency | 150 | 0.00 | [[39 | 4,185 | 7,954 |
| TOTAL >> | 32,300 | 10,464.34 | [[39,174 | 40,957 | 48,066 |
| <<<< BALANCE >>>> >>>>>>> ## ##### OTHER FUNDS # ##### | | | | | |
| 1Aug 2011 Start Balance = | 2,270.16 | ## | * Checking --9840 -Sealed Ticket | | 618 |
| YTD Income + | 26,084.86 | ## | * Checking --9010 -Bingo | | 2,317 |
| YTD Expenses - | -10,464.34 | ## | Savings --0220 -Lake Maint.-Dam Valve | | 22,133 |
| (Gen. Fund Account --8600) | | ## | | | |
| New Balance = | 17,890.68 | ## | Checking --8960 (Hall Bldg) | | 3,161 |
| Treasurer: | | ## | Savings --2672 (Misc. - LCIA) | | 1,464 |