

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, Feb 8, 2012
6:30 PM
LAKE CHAFFEE HALL

Call to Order

Valve Project Report

Public to be heard

Approve Secretary's Minutes

Treasurer's Report

Old Business

New Business

Correspondence

Environmental Report

Fundraiser Report

Hall Rental Agreement

Beach Report

Road Report

Constable Report

Adjourn

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MINUTES
Lake Chaffee Improvement Assoc Hall
Feb 8, 2012 @ 6:30 pm

MINUTES RECORDED AND POSTED BEFORE APPROVAL

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

Board Members in Attendance: Ivan Wasco, Linda Parent, Ken Garee, Art Apostol, Tom Martin, Laurie Layton, Carol Natitus **Alternates:** Gerry Dufresne **Committee Chair:** Gay Leedie, Ralph Sherman

Valve Project: None – The students from UCONN have added a third person to their team, but were unable to attend this meeting. We expect the students to attend our next meeting.

Public in attendance: John Regan, 18 Armitage Court

Public to be heard: John Regan brought to the attention of the Board that there may be funds available from the State of CT for road repairs through a program called small town grants. Ivan will go to the Town Hall to discuss with Ralph Fletcher, or his secretary, Chris, to learn more on this topic. John discussed his concerns about the speeding on Route 89 especially between the package store and the general store. John and Ken Garee will speak with Ralph Fletcher to see if there is any way to put up a speed monitoring sign in that area.

Approve Secretary's Minutes: Minutes of Jan 11,2012 meeting were approved as amended. Corrections: Gerry Dufresne spelling correction, Under New Business—Marc Glass saved us *approx \$1100* not \$2000 on the first policy. Under fundraising...the membership *strongly advised us to close* the hall for the winter, not voted on.....*we started to discuss fixed expenses for the hall ...vs* we discussed, add Carol Natitus as participant of the Hall Rental Agreement Committee. Under Road report....*bushes will be trimmed*, not trimming.

Treasurer's Report: Linda Parent made a motion to approve the Treasurer's report, seconded by Dennis. Ken reported that \$500.00 has been moved to the Lake Maintenance Fund. Tom made a motion to have Ken place liens on 17 properties that have not yet paid their taxes. Carol seconded. All in favor. Motion passed.

New Business: Gay has prepared a few temporary signs to post at our beaches, boat launch and fishing dock that say "Lake use for members and guests" We need to review all of our signs and regroup on this topic for our next meeting.

Laurie Layton made motion to sell the Bingo equipment and remove it from the Hall. Art seconded. Vote was 4 to 3 to retain all of the equipment. Tom made a motion to discard the smaller bingo machines and retain the largest piece. Art seconded. All in favor. Motion passed.

Art expressed his concern about how some of properties within our Lake Association have deteriorated and how it effects all of our property values. Art suggested that we start a campaign to step up awareness. Gay and Dennis will work on a newsletter that will be distributed with a copy of our ordinances to help kick-off the campaign. Art expressed his concerns that more people would be needed to volunteer for subcommittees to help with additional initiatives, such as a welcome committee for new members.

Old Business: Art has been in touch with Marc D. Glass, Marc D. Glass Insurance Agency, Inc, and Marc is still waiting for a couple of quotes, and will be getting back to us shortly. Art will review the remainder of the policies with Marc to see if we can consolidate any of them. Art volunteered to contact Kari Olson to see where she stands on the issue of raising our taxes and if she has heard back from Tony G. Brenda gave Ivan a box of files she obtained from Kay Warren containing files pertaining to back taxes. Ken will review. Gerry obtained and delivered the insulating boards to seal off the kitchen area. Ivan will be contacting the lock company next week to schedule the work.

Correspondence: We received a thank you note from Kay Warren for our donation to hospice. We received a letter from Kay Warren regarding her concerns about the snow plowing of Amidon Drive. Ivan has spoken to the plow contractor about that road already and expects the road will be plowed correctly in the future.

Environmental Report: Ralph will begin water testing after Memorial Day. .

Fundraising: Gay Leedie presented the following suggestions for fund raisers and will work with Ivan to begin scheduling some of these activities starting in May: poker run, progressive dinner, sand castle building contest, barbeques, dinner with take out, kayak racing, open house to view new hall renovations.

Hall Rental Agreement Report: Tom reported that the costs associated with the use of the hall total \$135 per use. The committee suggested a fee of \$175 for members plus a \$50 cleaning deposit and \$20 key deposit. The suggested fee for nonmembers would be \$350 with a \$150 cleaning deposit and \$20 key deposit. The hall would be free of charge for immediate family members, in good standing, for bereavement. A discussion was held regarding liability issues and more clarification will be required from our insurance agent. The price for a the nonmember may need to be adjusted based on what we find out about the insurance liability.

The committee will prepare the Hall Rental Agreement for presentation to the membership at our June Annual Meeting.

Beach Report: None

Road Report: Ivan has been filling pot holes as they wash out. Dan Cole is chipping brush along association roads. Ivan has asked the plow contractor to work up some quotes for certain areas that need attention.

Constable Report : None

Meeting Adjourned @ 9:20 pm

Respectfully Submitted,
Linda Parent, LCIA Secretary

L.C.I.A. TREASURER REPORT

8 FEB 2012

1Aug-31Jul Fiscal Year

www.lakechaffee.org

Tax = \$125

******* INCOME *******

	Budget '11-'12	ACTUAL YTD	[[PAST ('10-'11)	('08-'09)	('07-'08)
TAX (255 x \$125 = 31,750)	26,500	25,700.00	[[27,675	27,000	29,331
Past Tax & Penalty	1,500	551.00	[[2,650	885	3,358
Donation	2,000	2,355.50	[[/ 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	250.00	[[S 123	400	205
<>			[[T		
<>			[[/		
Interest + from Other Acnt	10	5.72	[[5,238	70	118
Other	90	141.80	[[81	500	1,320
Bingo + Kit + S'Tcket + Bazr	0	0.00	[[2,437	7,780	8,163
TOTAL >>	32,300	29,180.02	[[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	1,242.60	[[4,655	5,867	4,437
Office Expense	300	267.46	[[/ 132	287	779
Postage	450	159.59	[[P 472	54	292
Road Repair & Pave	2,400	0.00	[[A 2,538	15,966	21,400
Road Snow Plow & Sand	12,000	7,475.40	[[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	500.00	[[S 500	500	500
Newsletter & Website	300	0.00	[[T 0	621	261
<>			[[/		
Other - Contingency	150	100.00	[[39	4,185	7,954
TOTAL >>	32,300	15,659.17	[[39,174	40,957	48,066

<<<< BALANCE >>>>	>>>>>>>>	##	#### OTHER FUNDS #	####	####
1Aug 2011 Start Balance =	2,270.16	##			
YTD Income +	29,180.02	##			
YTD Expenses -	-15,659.17	##	Savings --0220 (Lake Maint.-Dam	Valve)	22,646
(Gen. Fund Account --8600)		##			
New Balance =	15,791.01	##	Checking --8960 (Hall Repair ++)		483
Treasurer:		##	Savings --2672 (Misc. - LCIA)		6,585