

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, November 14, 2012  
6:30 PM @LAKE CHAFFEE HALL

Call to Order

Public to be heard

Approve Secretary's Minutes

Treasurer's Report

Old Business

New Business

Correspondence

Valve Project Report

Fundraiser Report

Legislative Tax Report

Adjourn

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
BOARD OF DIRECTORS MINUTES  
November 14, 2012

Minutes Recorded and Posted Before Approval

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

**Board Members in Attendance:** Ivan Wasko, Dennis Flaherty, Ken Garee, Kari Olson, Carol Natitus, Art Apostol, Jason Sherman, Bob Corriveau, Tom Martin, John Mayer, Bob Corriveau (Alt. not seated)

**Public in attendance:** None    **Public to be heard:** None

**Secretary's Minutes:** Tom Martin stated he did not approve to have vote sent regarding the legislative tax issue. Also, Ken Garee stated that in "correspondence" Ken's name should be changed to read "we". The minutes were approved as amended with 2 corrections.

**Treasurer's Report:** Ken reported he paid Doug Hartin \$8,313.00 with a remainder of \$400.00 to be paid when siphon is completed. Ivan would like Ken to look for paperwork left from previous Treasurer on who still owes back taxes and who was on a payment plan. At present not sure where that paperwork is and will try to look for it. Ken is still placing liens on properties that are delinquent. Treasurers' report was approved as read.

**Old Business:** Ken stated he contacted CL&P and was not successful. Tom Martin agreed to pursue this issue in hopes of getting our rate changed from commercial. Ivan reported that our air conditioning unit is not working and has tried on several occasions to reach out to the contractor with no return calls. It was suggested a certified letter should be sent. Dennis Flaherty agreed to draft a letter to BLM who was the General Contractor. Ken has not had the opportunity to contact First Niagara Bank regarding charges/fees, will pursue.

**New Business:** John Mayer wanted to thank Gay Leedie on the success of the Haunted House. Gay stated she charged \$2.00 admission. She collected \$168.00 which did not cover some costs which she is willing to donate. Ivan also thanked John Mayer for a wonderful job on the poster, and Kari thanked John for stepping up to the plate and speaking up for her on the legislative issue during the information meeting prior to the board meeting. Gay Leedie noted that there is rot going on around the back door which needs to be addressed. Jason Sherman agreed to fix the damaged wood. Bob Corriveau stated that Marc Glass will be attending our next board meeting and go over issues we have with our policy/coverage. He believes the Officer's coverage is too low. Ivan said the plowing was not the greatest and that there was an equipment failure. Bob Corriveau does not want the snow pushed against his fence and should be pushed to an area next to his house which is a right of way owned by the association. He made 2 calls to the contractor with no return call.

**Correspondence:** A letter was received from the East Highlands Health District regarding the loss of power and food loss which is not applicable to us at this time. Ivan received a letter from Ashford Inland Wetlands & Watercourses Commission reminding members to obtain a permit when they are going to do work that will impact the lake, watercourses or adjacent wetlands.

**Valve Project:** Ivan noted that we will have to begin the siphoning earlier. Also, several bolts are too short and wants Doug Hartin to replace with longer ones at the time siphon is dismantled.

**Fundraising:** The Haunted House was a success. We had collected \$168.00 for this event. Ivan will be renting the hall December 15. Gay Leedie stated she has no other events scheduled until spring.

**Legislative Tax Report:** Regarding Ralph Sherman's email on posting Kari's letter and if her letter gets posted everyone's letter should be posted. It was agreed letters would be posted if they were signed by the member who wrote the letter.

Meeting Adjourned @ 8:40 pm

Respectfully Submitted, Carol Natitus, acting Secretary for Linda Parent

Amended

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

**Board Members in Attendance:** Ivan Wasco, Dennis Flaherty, Ken Garee, Kari Olson, Carol Natitus, Art Apostol, Jason Sherman, Bob Corriveau, Tom Martin, John Mayer, Bob Corriveau (Alt. not seated)

**Public in attendance:** None **Public to be heard:** None

**Secretary's Minutes:** Tom Martin stated he did not approve to have vote sent regarding the legislative tax issue. Also, Ken Garee stated that in "correspondence" Ken's name should be changed to read "we". The minutes were approved as amended with 2 corrections.

**Treasurer's Report:** Ken reported he paid Doug Hartin \$8,313.00 with a remainder of \$400.00 to be paid when siphon is completed. Ivan would like Ken to look for paperwork left from previous Treasurer on who still owes back taxes and who was on a payment plan. At present not sure where that paperwork is and will try to look for a "specific box". Ken is still placing liens on properties that are delinquent. Treasurers' report was approved as read.

**Old Business:** Ken stated he contacted CL&P and was not successful. Tom Martin agreed to pursue this issue in hopes of getting our rate changed from commercial. Ivan reported that our air conditioning unit is not working and has tried on several occasions to reach out to the contractor with no return calls. It was suggested a certified letter should be sent. Dennis Flaherty agreed to draft a letter to BLM **Construction** who was the General Contractor. Ken has not had the opportunity to contact First Niagara Bank regarding charges/fees, will pursue.

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Meeting Adjourned @ 8:40 pm Respectfully Submitted, Carol Natitus, acting Secretary for Linda Parent

# L.C.I.A. TREASURER REPORT

14 Nov 2012

www.lakechaffee.org  
P.O. Box 231, Ashford, CT 06278

TAX = \$125

YEAR = 1 Aug12 - 31 July13

\*\*\*\*\* INCOME \*\*\*\*\*

	Budget '12-'13	Past Mon	Total YR	Past [	('11-'12)	('10-'11)
Tax	27,125	11,000.00	22,875.00	Years [[	27,350	27,675
Past Tax + Penalty	500	1,469.16	3,109.38	Totals[[	896	2,650
Donation	1,800	760.00	2,335.00	[[	2,734	1,580
Rent	500		0.00	[[	0	150
Fund Raise	500		0.00	[[	645	1,271
Newsletter + Website	150		300.00	[[	375	123
~	~	~	~	[[	~	~
~	~	~	~	[[	~	~
Interest + From Other Acnt	10	0.59	2.30	[[	12	5,238
Other	90		0.00	[[	192	81
Bingo + Kit + S'Tcket + Bazr	~	~	~	[[	~	2,437
<b>TOTAL &gt;&gt;</b>	<b>30,675</b>	<b>13,229.75</b>	<b>28,621.68</b>	Past Year [[	<b>32,204</b>	<b>41,205</b>

\*\*\*\*\* EXPENSE \*\*\*\*\*

	Budget '12-'13	Past Mon	Total YR	Past [	('11-'12)	('10-'11)
Hall Bldg Maint. + Septic	1,200	-	10.93	Years [[	949	2,495
Hall Utilities (Elec + Heat)	2,700	40.39	188.74	Totals[[	2,745	4,655
Office Expense	300	29.78	165.67	[[	707	132
Mail Postage	300	-	333.00	[[	188	472
Road Repair + Paving	12,500	3,500.00	7,535.70	[[	450	2,538
Road Snow Plow + Sand	10,500	1,800.00	1,800.00	[[	9,275	17,405
Insurance	8,000		0.00	[[	7,881	8,935
Service Reimburs.	0		0.00	[[	0	500
Legal	500		275.00	[[	272	495
~	~	~	~	[[	~	~
Beach Maint. + Recrea'n	800		262.48	[[	1,035	508
Lake Maint. + Fish	300		60.00	[[	90	500
Lake-Dam Maint. Fund	500	500.00	500.00	[[	500	500
Newsletter + Website	200		0.00	[[	0	0
~	~	~	~	[[	~	~
Other - Contingency	150		0.00	[[	100	39
<b>TOTAL &gt;&gt;</b>	<b>37,950</b>	<b>5,870.17</b>	<b>11,131.52</b>	Past Year [[	<b>24 192</b>	<b>39,174</b>

\*\*\*\*\* BALANCE \*\*\*\*\*

1Aug '12 Start Balance =	10,281.87			### OTHER FUNDS ##	#####	#####
Green Income +	28,621.68			# ( paid 8313 for siphon )		
Year Expenses -	11,131.52			# Checking, SS ----60	Misc. Use	4,251
( Gen. Fund , SS Account ----00 )				# Savings, SS ----20	Lake-Dam	11,192
New Balance =	27,772.03			# Savings, SS ----72	LCIA Misc.	6,592
Treasurer:				#		