

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, January 9, 2013
6:30 PM @LAKE CHAFFEE HALL

Call to Order

Public to be heard

Approve Secretary's Minutes

Treasurer's Report

New Business

- Horse exemption discussion
- Dam repairs discussion

Old Business

Correspondence

Road Report

Legislative Tax Report

Adjourn

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MINUTES

January 9, 2013

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, Linda Parent, Carol Natitus, Kari Olson, Tom Martin, John Mayer, Jason Sherman (late) Alternate: Bob Corriveau

Public in attendance: none

Public to be heard: none

New Business: Holly Chameroy Cote did not attend the meeting to discuss her request for a horse exception. There are two issues involved: A deed restriction to the property and a required Charter change. We will ask Holly to champion this cause as we cannot, as a Board, make any Charter changes. We discussed various questions relating to our insurance policies and signage requirements for the beaches and the island. Linda Parent made a motion to have Kari Olson contact our attorney to clarify a few concerns. John Mayer seconded. All in favor, motion passed.

Secretary's Minutes: Minutes were approved as amended with a correction to:
New Business: Director and Officer Liability coverage....not Directors and Officer

Treasurer's Report: Ken asked if we could review our Charter to determine if others are eligible to sign the tax liens. Kari Olson made a motion to approve the treasurer's report, Linda Parent seconded, all in favor, motion passed.

Old Business: Ivan will be sending a letter to our contractor notifying him that we are not responsible for paying the bill that his subcontractor sent to us telling us that we have power to our heating/air conditioning unit. Our unit was in working order before they performed the work on the hall. Amerigas will service the heating system, but not the AC unit at a cost of \$40 + \$105 per hour, plus parts. Tom Martin suggested that we turn off the gas and just use the electric heat since we have to pay for the delivery charges for the electricity anyway.

Thank you to Ralph Graziola for constructing the new Information Board at Lake Chafee Hall to house the minutes and meeting agendas.

Correspondence: The Board received a letter of resignation from Art Apostol as a Director. The Board received an inquiry about outstanding payoff amounts for 29 Union Drive via email.

Valve Project: The pipes used to lower the lake have been dismantled and stored. Doug Hartin has inspected the areas of concern at the dam (surface deterioration) and has found the areas to be structurally sound. No repairs are needed at this time. Doug also reviewed the old valve, and when we lower the lake again, the valve can be repaired. Doug will be back in the spring to replace the bolts in the syphon.

Legislative Tax Report: No one attended the first meeting scheduled for Jan, so Ivan has scheduled a second meeting for **Weds, Jan 30, 2013 at 6:30 pm**; all members are welcome and encouraged to participate to discuss various options and share ideas. The Board would like to see members of our association come together to help formulate a proposal for the Legislature.

Road Report: Ivan has received a call from Rich Rodrigue of Amidon Drive regarding a large puddle that has formed in front of his house. Ivan has reviewed the situation and spoken to one of the neighbors and feels that we need to wait until the spring to address this drainage issue. Our plow contractor has spoken to the folks on Amidon and feels that the issues have been resolved at this point. He will be taking pictures going forward.

During the last snow storm, there was a problem with plowing on Shorefront as a truck was parked on the road during the storm. The volunteer day to trim the brush back from our roads scheduled for Jan 5th was cancelled due to the snow being on the ground.

John Mayer made a motion to adjourn, Linda Parent seconded, all in favor, motion passed.

Meeting Adjourned @ 9:10 pm

Respectfully Submitted, Linda Parent, Secretary

L.C.I.A. TREASURER REPORT

9 Jan 2013

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

TAX = \$125

YEAR = 1 Aug'12 - 31 July'13

***** INCOME *****

	Budget '12-'13	Past Mon	Total YR	Past [	('11-'12)	('10-'11)
Tax	27,125	375.00	24,625.00	Years [[	27,350	27,675
Past Tax + Penalty	500	-	3,391.25	Totals[[	896	2,650
Donation	1,800	-	2,396.50	[[	2,734	1,580
Rent	500	-	0.00	[[	0	150
Fund Raise	500	159.00	159.00	[[	645	1,271
Newsletter + Website	150	-	300.00	[[	375	123
~	~	~	~	[[~	~
~	~	~	~	[[~	~
Interest + From Other Acnt	10	0.97	4.32	[[	12	5,238
Other	90	-	0.00	[[	192	81
Bingo + Kit + S'Tcket + Bazr	~	~	~	[[	~	2,437
TOTAL >>	30,675	534.97	30,876.07	Past Year [[	32,204	41,205

***** EXPENSE *****

	Budget '12-'13	Past Mon	Total YR	Past [	('11-'12)	('10-'11)
Hall Bldg Maint. + Septic	1,200	297.00	307.93	Years [[	949	2,495
Hall Utilities (Elec + Heat)	2,700	205.02	520.35	Totals[[	2,745	4,655
Office Expense	300	223.34	389.01	[[	707	132
Mail Postage	300	-	434.00	[[	188	472
Road Repair + Paving	12,500	-	7,535.70	[[	450	2,538
Road Snow Plow + Sand	10,500	1,800.00	5,400.00	[[	9,275	17,405
Insurance	8,000	5,927.52	5,927.52	[[	7,881	8,935
Service Reimburs.	0	-	0.00	[[	0	500
Legal	500	420.00	695.00	[[	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	500
Newsletter + Website	200	-	0.00	[[	0	0
~	~	~	~	[[~	~
Other - Contingency	150	-	0.00	[[	100	39
TOTAL >>	37,950	8,872.88	22,031.99	Past Year [[	24 192	39,174

***** BALANCE *****

1Aug '12 Start Balance =	10,281.87			### OTHER FUNDS ##	#####	#####
Green Income +	30,876.07			#[paid 438= complete siphon)		
Year Expenses -	22,031.99			# Checking, SS ----60	Misc. Use	3,813
(Gen. Fund , SS Account ----00)				# Savings, SS ----20	Lake-Dam	11,195
New Balance =	19,125.95			# Savings, SS ----72	LCIA Misc.	6,594
Treasurer:				#		