

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, March 13, 2013
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

Legislative Tax Report

Road Report

Adjourn

L.C.I.A. TREASURER REPORT				13 Mar 2013		
www.lakechaffee.org			TAX = \$125	YEAR = 1 Aug'12 - 31 July'13		
P.O. Box 231, Ashford, CT 06278						
***** INCOME *****						
	Budget '12-'13	Past Mon	Total YR	Past [('11-'12) ('10-'11)		
Tax	27,125	250.00	25,500.00	Years [[	27,350	27,675
Past Tax + Penalty	500	1,217.72	4,918.71	Totals[[	896	2,650
Donation	1,800	10.00	2,411.50	[[	2,734	1,580
Rent	500		175.00	[[	0	150
Fund Raise	500		159.00	[[	645	1,271
Newsletter + Website	150		300.00	[[	375	123
~	~	~	~	[[~	~
~	~	~	~	[[~	~
Interest + From Other Acnt	10	0.77	5.96	[[	12	5,238
Other	90	250.00	250.00	[[	192	81
Bingo + Kit + S'Tcket + Bazr	~	~	~	[[	~	2,437
TOTAL >>	30,675	1,728.49	33,720.17	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		307.93	Years [[	949	2,495
Hall Utilities (Elec + Heat)	2,700		1,319.16	Totals[[	2,745	4,655
Office Expense	300	22.00	411.01	[[	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	9,000.00	[[	9,275	17,405
Insurance	8,000	1,422.00	7,349.52	[[	7,881	8,935
Service Reimburs.	0		0.00	[[	0	500
Legal	500	60.00	765.00	[[	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	3,304.00	27,944.80	Past Year [[	24 192	39,174
***** BALANCE *****						
1Aug '12 Start Balance =	10,281.87			### OTHER FUNDS ##	#####	#####
Year Income +	33,720.17			#		
Year Expenses -	27,944.80			#	Checking, SS ----60	Misc. Use 3,815
(Gen. Fund , SS Account ----00)				#	Savings, SS ----20	Lake-Dam 11,198
New Balance =	16,057.24			#	Savings, SS ----72	LCIA Misc. 6,595
Treasurer:				#		

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

BOARD OF DIRECTORS MINUTES

March 13, 2013

Minutes Recorded and Posted Before Approval

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

Board Members in Attendance: Ivan Wasko, Ken Garee, Linda Parent, Kari Olson, John Mayer, Carol Natitus, Jason Sherman and Tom Martin **Committee chairs:** Ralph Sherman

Public in attendance: Ralph and Terri Graziola, Bob Devito, and Holly Cote.

Jason Sherman made a motion to move Secretary's Minutes and Treasurers' Reports up on the agenda, Linda Parent seconded. All in favor. Motion passed.

Secretary's Minutes: Minutes were approved as amended. Corrections: **Under public to be heard:** A notice was placed on our website that the roads were closed *per Ivan Wasko*, Attempts were made on Saturday....had accumulated, *and the depth of the snow was too deep for the truck to handle*. Backup resources *were* called in to complete the job. Under Old Business...third sentence...remove the word "of"

Treasurer's Report: Ken reported that the utilities are running about \$300 per month for the Hall. Ken also reported that the fee for placing and removing liens is expected to increase to \$53.00. Kari Olson made a motion to approve the treasurer's report, Linda Parent seconded. All in favor, motion passed.

Public to be heard: Holly Cote obtained 25 signatures in support of her housing a horse on her property. Ivan outlined the process for her to pursue the issue and advised her to review Article 3 in our By-Laws. She will need to obtain 25 signatures on a form that clearly indicates what the petition is being signed in support of. Once the proper petition has been drafted and the signatures obtained, then she can present the petition to the Board requesting a Special Meeting be called to vote on the issue at hand.

New Business: Ivan authorized the removal of three dead trees near the dam, as they posed a danger if the wind were to blow them down. Ivan will contact the State to determine if additional measures are required to secure the surrounding areas from erosion. Tom Martin made a motion to authorize the payment of \$750.00 for the cost of the tree removal. Linda Parent seconded. All in favor, motion passed.

Ivan received a bill from Sarnik's Landscaping and Snow removal for \$2000.00 for additional expenses incurred during the snow storm on Feb 9th. The board reviewed the original contract, discussed the extenuating circumstances and decided that we would agree to pay \$1200.00 based on the following facts: Association members were not satisfied with the quality of the work performed, no specific dollar amount of additional compensation was agreed upon, 5 streets were cleared by Association members –not your company, and the snow did not exceed our property's capacity limits. Jason Sherman made a motion to approve the \$1200 payment, Kari Olson seconded. Vote was 4 approved, 3 did not approve, vote passed.

Old Business: Kari Olson spoke to our attorney, Joann Paul, about our current signage. Joann will research the issues and get back to us with more information to help us determine if signage would shield us from liability, and what the signage should say.

Correspondence: none.

Legislative Tax Report: none.

Road Report: Ivan reviewed all of the culverts prior to the heavy rain and cleared what he could to help alleviate any problems with drainage. Ivan reported that the following repairs need to be made:

- Union Drive – pipe has collapsed
- Westford Drive – pipe is exposed and needs to be removed
- Ashford Drive – need to stop rocks from washing into the pipe
- Short Lane – need to clear out an area where material is building up and preventing natural drainage
- Amidon - large puddle where the catch basin is, catch basin is most likely clogged, needs to be cleaned out
- Squirrel Hill & Deerfield Rd – major pot holes need to be repaired
- Circle Drive – side of the road where the mailboxes are needs to be repaired, large ruts.

Repairs to the Hall that need to be made are as follows:

- Trim needs to be repaired around the exterior door
- Siding needs to be replaced
- Painting of the window grates
- Graffiti needs to be removed from the rear of the building

Work parties will be organized for the spring. Please come out and help us better our Association properties.

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

Meeting Adjourned @ 8:35 pm

Respectfully Submitted, Linda Parent, Secretary