

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
WEDNESDAY, April 10, 2013
6:30 PM @LAKE CHAFFEE HALL

Call to Order

Approve Secretary's Minutes

Treasurer's Report

Public to be heard

Old Business

New Business

Correspondence

Road Report

Adjourn

L.C.I.A. TREASURER REPORT

10 Apr 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	250.00	25,750.00	Years [[	27,350	27,675
Past Tax + Penalty	500	157.50	5,076.21	Totals[[	896	2,650
Donation	1,800		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	0.65	6.61	[[	12	5,238
Other	90		250.00	[[	192	81
Bingo + Kit + S'Tcket + Bazr	~		~	[[	~	2,437
TOTAL >>	30,675	408.15	34,128.32	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	229.80	1,548.96	Totals[[	2,745	4,655
Office Expense	300		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	1,200.00	10,200.00	[[	9,275	17,405
Insurance	8,000		7,349.52	[[	7,881	8,935
Service Reimburs.	0		0.00	[[	0	500
Legal	500		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	1,429.80	29,374.60	Past Year [[	24,192	39,174

***** BALANCE *****

1Aug '12 Start Balance =	10,281.87			### OTHER FUNDS ##	#####	#####
Green Income +	34,128.32			# (\$750 spent on dam trees --	in March)	
Year Expenses -	29,374.60			# Checking, SS ----60	Misc. Use	3,815
(Gen. Fund , SS Account ----00)				# Savings, SS ----20	Lake-Dam	10,451
New Balance =	15,035.59			# Savings, SS ----72	LCIA Misc.	6,596
Treasurer:				#		

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

BOARD OF DIRECTORS MINUTES

April 10, 2013

Minutes Recorded and Posted Before Approval

President Ivan Wasco called the meeting to order @ 6:38pm.

Board Members in Attendance: Ivan Wasco, Dennis Flaherty, Ken Garee, Linda Parent, Kari Olson, John Mayer, Carol Natitus and Tom Martin **Committee chairs:** Ralph Sherman and Gay Leedie

Public in attendance: Bob Devito, Susan Canty, Richard Rodrigue

Secretary's Minutes: Minutes were approved as amended. Corrections: under New Business...Ivan authorized the removal of *two dead trees*...not 3, and Ivan will contact the State..."*at the request of the Board of Directors*".

Treasurer's Report: Ken worked with CL&P and received a letter stating they will rebate \$100 to us for sales tax paid. Linda Parent made a motion to approve the treasurer's report, John Mayer seconded. All in favor, Dennis Flaherty abstained, motion passed.

Public to be heard: Holly Cote obtained 25 signatures requesting a Special Call Meeting in support of her housing a horse on her property and presented Ivan with a photocopy of the petition. Ken will begin the process of validating the signatures while we wait to receive the original copy. Susan Canty, of Maple Drive, alerted the Board of a problem with a compost pile on Maple Drive that is now encroaching on the road causing the residents to drive on her property to get around it. Dennis Flaherty will draft a letter to be sent to the homeowner requesting he remove the compost pile. Bob Devito of Amidon Drive discussed his concern that our association is in dire financial straits. He indicated that a poll was circulated and there is strong support for dissolving the Lake Chaffee Improvement Association. He would like to be involved in the process of gathering information to determine the pros and cons of such an action. After a discussion, the Board agreed that a committee should be formed to identify the issue and questions that the Board of Directors should present to the town of Ashford. Bob Devito agreed to chair the committee beginning in June 2013, and recruit interested association members.

Old Business: Ivan delivered the check for \$1200 to Sarnik Landscaping. Ivan indicated that we would be looking for competitive bids for next year. Ivan met with the DEEP inspection officer at the dam. He provided Ivan with a book on guidelines and maintenance. They discussed that there shouldn't be any trees on the land surrounding the dam. Ivan explained that we have letter on file from the State of CT where we were ordered to have these trees cut down some time ago. The inspector discussed with Ivan that a plan should be drafted outlining how we plan to address our shortcomings. We can expect to receive a letter from the DEEP in the near future. Kari Olson had contacted our attorney, Joann Paul, regarding her opinion on the posting of cautionary sign on our beaches, islands, and boat launches. She advised us to post signage indicating that the facilities are privately owned, not open to the public for use of any kind, use for members and guests at their own risk, and no lifeguards on duty at any time. Gay Leedie volunteered to price out the cost of obtaining new signage for the two beaches, boat launch, boat dock, and the island.

Kari Olson moved that we go into executive session after the road report to discuss pending litigation. Tom Martin seconded. All in favor, motion passed.

Correspondence: Ken Garee received a letter from CL&P agreeing to rebate us \$100 for sales tax paid.

Road Report: Ivan discussed the need to make road improvements as soon as possible and has received a quote of \$50 per hour to have the work done to remove the exposed pipe on Westford Drive. Linda Parent made a motion to authorize the work be completed. Dennis Flaherty seconded. All in favor motion passed. Ivan will also determine how much paving can be completed for \$5000 on Westford Drive.

A work party will be held on Saturday, April 27th beginning at 8:00 am at Lake Chaffee Hall.

New Business: Kari Olson made a motion to go into executive session to discuss pending litigation for the Freedom of Information Act complaint and the foreclosure lawsuit Bank of America vs. Belliveau et al. Tom Martin seconded. All in favor, motion passed. Kari Olson made a motion that we come out of executive session. Linda Parent seconded. All in favor, motion passed. Kari Olson made a motion not to file an appearance in the Bank of America vs. Belliveau et al. case due April 16, 2013. John Mayer seconded. All in favor, Tom Martin abstained.

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

Meeting Adjourned @ 8:50 pm

Respectfully Submitted, Linda Parent, Secretary