

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Lake Chaffee Board Meeting

February 12, 2014

Board Members Present: Ivan Wasko; Thomas Martin; Jason Sherman; Kenneth Garee; Kari Olson; Robert Corriveau; and Steve Spangle

Public in Attendance: None

1. **Call to Order:** 6:50 pm.

2. **Approval of Minutes:** Minutes were accepted as amended.

3. **Public Comments:** None

4. **Approval of Treasurer's Report:** The treasurer's report was accepted as presented.

5. **Remarks by the President:** I. Wasko reported the tax sale was held. Five properties were up for sale. One parcel managed to become current and avoided the auction and the other four were sold.

In an ongoing effort to collect unpaid taxes, two people have been spoken with; in an attempt they make full or partial payments.

Correspondence: The Board received a thank you letter from Art Apostol's family for the card and donation made in Art's name.

Safe Net Ministries sent a thank you letter for the donation made in memory of Art Apostol.

The board received a letter from the DEP, sent to all dam owners, stating it is required to hire a professional engineer to inspect the dam during 2014 and to submit a report to the DEP by March 15, 2015.

The board received a general solicitation from an engineering firm offering to provide the needed engineering service.

6. **Chairman's report:**

Mothers Beach Chairman, Jason Sherman, stated there was nothing to report.

Dam Chairman K. Olson stated there was nothing to report.

Road Chairman I. Wasko reported snow plowing had been going well with the plow company responsive to issues that would improve the service from the Association standpoint. He also reported that in the spring it will be necessary to look at several issues with the roads that may or may not require repairs at that time.

7. **Old Business:**

I. Wasko reported he has not received a response to our questions from the Town of Ashford Selectmen.

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

T. Martin reported there were still ongoing efforts to recover delinquent taxes. A general discussion followed.

8. **New Business:**

K. Garee made a motion, seconded by K. Olson, that we charge a \$20.00 fee, applying to the recording of such, when we record liens. Motion carried with no objections.

K. Olson volunteered to research the regulations identified in the letter from the DEP and report back at the next meeting.

K. Garee reported he had attended a meeting of the Town of Ashford Land Use Department. This meeting reported that a Mount Hope River Water Quality Improvement Project was testing various locations in Ashford and Mansfield for the presence of fecal bacteria. This is a pollutant that indicates whether a river or pond meets CT water quality standards for recreational contact, including swimming, fishing, and boating. Chaffee Brook was one of only two locations that met the CT standards.

9. **Adjournment:** A motion was made by K. Olson, seconded by T. Martin, to adjourn. Motion carried with no objections. The meeting was adjourned at 8:40 pm.

L.C.I.A. TREASURER REPORT				12 Feb 2014			
www.lakechaffee.org			TAX = \$125	YEAR = 1 Aug'13 - 31 July'14			
P.O. Box 231, Ashford, CT 06278							
***** INCOME *****							
	Budget '13-'14	Past Month	Total YR		['12-'13]	['11-'12]	
Tax	27,125	375.00	23,500.00	Past	26,250	27,350	
Past Tax + Penalty	500	25.00	1,044.99	Years	5,076	896	
Donation	1,800	25.00	2,877.50	Totals	2,437	2,734	
Rent	500	150.00	150.00	[	350	0	
Fund Raise	500		0.00	[	159	645	
Newsletter + Website	150		0.00	[	300	375	
~	~		~	[~	~	
~	~		~	[~	~	
Interest + Other Acnt	10	1.19	5.71	[	9	12	
~	~		~	[~	~	
Other	90	12.50	37.50	[	250	192	
TOTAL >>	30,675	588.69	27,615.70	Past Years	34,831	32,204	
***** EXPENSE *****							
	Budget '13-'14	Past Month	Total YR		['12-'13]	['11-'12]	
Hall Bldg Maint. + Septic	1,000	24.97	324.97	Past	308	949	
Hall Utilities (Elec + Heat)	2,700	302.80	708.22	Years	2,104	2,745	
Office Expense	500		85.35	Totals	511	707	
Mail Postage	500	46.00	232.80	[	549	188	
Road Repair + Paving	8,000		3,500.00	[	8,605	450	
Road Snow Plow + Sand	17,000	2,800.00	9,250.00	[	10,200	9,275	
Insurance	8,500		6,143.24	[	8,373	7,881	
Service Reimburs.	0		0.00	[	0	0	
Legal	500		299.43	[	1150	272	
~	~		~	[~	~	
Beach Maint. + Recrea'n	600		110.00	[	575	1,035	
Lake Maint. + Fish	300		0.00	[	120	90	
Lake-Dam Maint. Fund	500		500.00	[	500	500	
Newsletter + Website	200		0.00	[	0	0	
~	~		~	[~	~	
Other - Contingency	200	50.00	50.00	[	0	100	
TOTAL >>	40,500	3,223.77	21,204.01	Past Years	32,994	24,192	
***** BALANCE *****							
1Aug '13 Start Balance =	12,119.03		##	### OTHER FUNDS #	#####	#####	
Year Income +	27,615.70		##	Spcl Checking, SS -960	Misc. Use	515	
Year Expenses -	21,204.01		##	LCIA Savings, SS -720	LCIA-Misc.	9,902	
(Gen. Fund, SS -8600)			##				
New Balance =	18,530.72	< 12 Feb '14	##	Lake Savings, SS -220	Lake+Dam	10,968	
Treasurer:			##		TOTAL=	21,385	