

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

1 Lake Chaffee Board Meeting

2 May 14, 2014

3 **Board Members Present:** Ivan Wasko; Kenneth Garee; Gerald Dufresne; Keri Olson; Tom
4 Martin; Jacqueline Kennedy; Steve Spangle; and Robert Corriveau,

5 **Public in Attendance:** None

6 1. **Call to Order:** I Wasko called the meeting to order at 6:35 pm.

7
8 2. **Approval of Minutes:** T. Martin made the motion, seconded by G. Dufresne, to “accept
9 the minutes as corrected.” The motion passed with no objections.

10
11 3. **Public Comments:** There were no public comments.

12
13 4. **Approval of Treasurer’s Report:** G. Dufresne made the motion, seconded by T. Martin,
14 to “accept the Treasure’s report as presented.” The motion passed with no
15 objections.

16
17 5. **Remarks by the President:** I. Wasko thanked Gerald Dufresne and his son for the great
18 job they did rototilling and cleaning the leaves at the Main Beach.

19 20 **Correspondence:**

21 Notice from A1 septic regarding a port-a-potty for the Main Beach.

22
23 Generic solicitations were received.

24
25 Two letters were received from lenders naming The Lake Chaffee Improvement
26 Association in foreclosures. The letters will be sent to the LCIA’s attorney.

27
28 The LCIA received an email from an individual interested in buying property in the
29 association asking for information. This individual will be contacted and invited to a
30 meeting and also be referred to the web site.

31
32 G. Dufresne received a letter from a museum asking for a Police Patch from LCIA
33 because we are a municipality. G. Dufresne determined the museum was legitimate;
34 therefore, it was determined a patch would be sent to this museum.

35 36 **6. Chairman’s report:**

37 Constable’s Report: Everything has been quiet. Some boaters needed help unloading
38 their boat at the boat dock when it began to slip away into the lake.

39

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40 Boat Chairman: Gerald Dufresne reported the dock had received minor damage at
41 the end of the winter. A wooden support had slipped the concrete support. It will be
42 lifted back into place and the grass mowed.

43
44 Beach Chairman: Jason Sherman was not in attendance and there was no report. G.
45 Dufresne indicated one of the barrels had slipped out from under the raft and
46 disappeared. K. Olson offered to replace this missing barrel.

47
48 Road Chairman: I. Wasko reported we have made the last payment to Triple H
49 Property Maintenance, our plowing contractor. This contract has come in under
50 budget. It was felt they did a good job and were very responsive to requests for
51 improvement. As discussed in March, the Road Chairman had attempted to obtain
52 four (4) bids for repairing the culvert and retaining wall on Union Drive. Three (3)
53 responded with bids of \$4,500-\$5,000; \$5,500 & \$2,900. The lowest bid was
54 accepted and work should begin in a few weeks.

55
56 Dam Chairman: K. Olson stated there was nothing new to report.

57 58 7. Old Business:

59 There was a general discussion about Town of Ashford meetings considering
60 rezoning to allow wind turbines.

61
62 T. Martin reported, as requested in March, he contacted Attorney Joan Paul about
63 reviewing the Lake Chaffee Charter interpretation on taxing multiple property
64 ownership. Attorney Paul quoted a fee of \$250 to \$500.

65 66 8. New Business:

67 It was determined T. Martin would order a port-a-potty for the beach and the new
68 signs would be put up at both beaches and the boat launch sites.

69
70 It was reported by I. Wasko the hall will be rented for an event in June. As a result of
71 this rental, the holding tank needs to be pumped. It was decided to have this done
72 just before the event. It was also noted there are some holes in the side of the
73 building. It was decided to see what was needed to patch them.

74
75 K. Olson made a motion, seconded by G. Dufresne that pursuant to a discussion
76 made when the snow plowing contract was started, that if this work was satisfactory
77 and it came in under budget we would consider a bonus, the motion was "we would
78 award a \$500 bonus along with a thank you note you for a job well done and
79 encourage submission of another bid." This motion passed with no objections.

80
81 It was decided we would hold a poker run on the lake on June 28, from 12:00 to 3:00
82 pm. People will be contacted for voluntary participation.

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83 Mailings will be prepared and sent out for the June 22, 2014, annual meeting, the
84 July 20, 2014, elections, and the August 17, 2014, budget meeting.

85

86 9. **Adjournment:** K. Olson made the motion, seconded by G. Dufresne, the meeting is
87 adjourned." It passed without objection. The meeting was adjourned at 8:00 pm.

DRAFT

L.C.I.A. TREASURER REPORT

14 May 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	250.00	25,375.00	Past	26,250	27,350
Past Tax + Int. + Fees	500	515.10	5,075.14	Years	5,076	896
Donation	1,800	250.00	3,200.00	Totals	2,437	2,734
Rent	500	25.00	175.00	[	350	0
Fund Raise	500		0.00	[	159	645
Newsletter + Website	150		0.00	[	300	375
~	~		~	[~	~
~	~		~	[~	~
Interest + Other Acnt	10	0.70	8.04	[	9	12
~	~		~	[~	~
Other	90		37.50	[	250	192
TOTAL >>	30,675	1,040.80	33,870.68	Past Years	34,831	32,204

***** EXPENSE *****

	Budget '13-'14	Past Month	Total YR		('12-'13)	('11-'12)
Hall Bldg Maint. + Septic	1,000		324.97	Past	308	949
Hall Utilities (Elec + Heat)	2,700	132.48	1,171.95	Years	2,104	2,745
Office Expense	500		157.34	Totals	511	707
Mail + Postage	500	254.80	487.60	[	549	188
Road Repair + Paving	8,000		3,500.00	[	8,605	450
Road Snow Plow + Sand	17,000		14,400.00	[	10,200	9,275
Insurance	8,500		7,877.24	[	8,373	7,881
Service Reimburs.	0		0.00	[	0	0
Legal + Fees	500	40.00	481.43	[	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	[	0	100
TOTAL >>	40,500	427.28	29,060.53	Past Years	32,994	24,192

***** BALANCE *	*****	*****				
1Aug '13 Start Balance =	12,119.03		##	### OTHER FUNDS #	#####	#####
Green Income +	33,870.68		##	Spcl Checking, SS -960	Misc. Use	515
Year Expenses -	29,060.53		##	LCIA Savings, SS -720	LCIA-Misc.	9,905
(Gen. Fund, SS -8600)			##			
New Balance =	16,929.18	< 14 May '14	##	Lake Savings, SS -220	Lake+Dam	10,974
Treasurer:			##		TOTAL=	21,394