

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

1 Lake Chaffee Board Meeting

2 June 11, 2014

3 **Board Members Present:**

4 **Public in Attendance:**

5 1. **Call to Order**

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7 2. **Approval of Minutes**

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9 3. **Public Comments:**

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11 Request from Robert Corriveau planning to replace a roof and will be asking to
12 temporarily have a dumpster partially on association land adjacent to his property.
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14 4. **Approval of Treasurer's Report:**

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16 5. **Remarks by the President:**

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18 **Correspondence:**

19 Letter from Ralph Sherman about work that he indicates is needed on LCIAI
20 properties.

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22 Letter from Kathleen Little addressing the issue of goats and fowl that have reportedly been
23 kept on property on Circle Drive.

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25 6. **Chairman's report:**

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27 7. **Old Business:**

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29 8. **New Business:**

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33 9. **Adjournment:**

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LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Lake Chaffee Board Meeting

June 11, 2014

Board Members Present: Ivan Wasko, Kenneth Garee, Gerald Dufresne, Tom Martin, Robert Corriveau, Carol Natitus, Tom Martin, Jacqueline Kennedy, Kari Olson

Public in Attendance: Kathleen Little spoke on the issues on Circle Drive regarding farm animals. Ivan will check on whether they are housed on association property or adjoining property that is not association property. A letter will be sent to the homeowner.

Call to Order: Ivan Wasko called the meeting to order at 6:45 p.m.

Approval of Minutes: Minutes were approved with corrections.

Public Comments: Robert Corriveau requested approval from board regarding a dumpster that will be partially placed on association property adjacent to his property. Board approved his request with.

Approval of Treasurer's Report: Tom Martin made the motion, seconded by Robert Corriveau to accept the Treasurer's report as presented. The motion passed with no objections.

Remarks by the President: Ivan Wasko reported the mass mailing was sent along with information on the Poker Run to take place on Saturday, June 28th. Ivan is asking for volunteers.

Correspondence: Ralph Sherman noted that there were areas around the lake that needed attention; docks in need of repair along with issues with seepage at the dam. The dock on Lakeview is dangerous and if it can't be repaired we should consider blocking it off so no one will have access. Gerry Dufresne stated he and his son repaired the boat launch dock. Tree near the spillway is leaning and requested we have someone look at it. Kari Olson stated she would contact someone to give us a recommendation as to course of action. Ralph also noted that Mother's Beach is shrinking and a letter should be sent to the homeowner regarding the use of Mother's Beach and personal items on it that do not belong to the association. Tom Martin and Ivan Wasko thanked Ralph for his observations.

Received several letter letters regarding foreclosures. An anonymous letter was sent to the Town of Ashford regarding 343 Ference Rd. on a deck and structure that this homeowner did not obtain a permit. Ivan will follow up on this with the town. Ivan stated that regulations have changed that you do not need a permit on a shed under 200 sq. ft.

Chairman's Report:

Boat Launch: Gerry Dufresne repaired and mowed the board launch several times. Ivan thanked Gerry for rot tilling the beach. Gerry will try to get a load of stone for the board launch. Tom Martin made a motion to give Gerry \$50.00 to purchase the stone. Seconded by Robert Corriveau.

Constable Report: Gerry Dufresne reported everything was quiet.

Road Chairman: Ivan Wasko stated that the contractor is coming to do repair on Union Dr. Port holes are growing along with many wash outs do to the rainy spring. Hipsky contacted Ivan for grading and agreed to do as much work as he could for \$3,000. Gerry Dufresne will try to obtain chippings from the town, but this may be the last time as they are running out of material. Gerry asked if we could get Hipsky to widen Union and Maple Dr. Ivan will follow up with Hipsky on the possibility of widening these 2 roads. Tom Martin made a motion to do all interior roads along with widening for \$3,000. Seconded by Robert Corriveau. This would come out of the snow plow and road repair, hall utilities line.

Ivan presented \$500 bonus to the snow plow contactor. Ivan told him we welcome a bid for the coming season and he agreed. He stated the sand was going up but the remainder of the contract would remain the same.

Environmental Chair: Ralph Sherman reported he will be having the water tested in June, July and August and asked for board's permission. This was approved by all.

Dam Chair: Kari Olson that the observations reported by Ralph Sherman needs to be brought up at the annual meeting and voted on. Kari to contact consultant regarding the tree the tree leaning near the spillway.

Old Business: Port-a-potty was installed. Mass mailing sent out and the holding tank to be pumped on Friday, June 13, 2014. Hall is rented for Saturday June 14.

New Business: The homeowner at 59 Westford Rd. had a new septic installed and thought the association was responsible for replacing the culvert. Ivan told him this was his responsibility.

Ivan reported that Jason Sherman has resigned as Mother's Beach Chairperson.

New Business: Ralph Sherman attended meetings and no discussion on this issue and decided they could not address it and did not have enough info from lawyers. Kari Olson strongly urges association members to attend these meetings as our voices need to be heard. Planning & Zoning meetings are held the 2nd Monday of each month.

Adjournment: Robert Corriveau made the motion, seconded by Tom Martin at 8:46 p.m.

L.C.I.A. TREASURER REPORT

11 June 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	125.00	25,500.00	Past	26,250	27,350
Past Tax + Int. + Fees	500	125.00	5,200.14	Years	5,076	896
Donation	1,800	250.00	3,200.00	Totals	2,437	2,734
Rent	500	150.00	325.00	[	350	0
Fund Raise	500		0.00	[	159	645
Newsletter + Website	150		0.00	[	300	375
~	~		~	[~	~
~	~		~	[~	~
Interest + Other Acnt	10	0.69	8.73	[	9	12
~	~		~	[~	~
Other	90		37.50	[	250	192
TOTAL >>	30,675	650.69	34,271.37	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	132.00	1,303.95	Years	2,104	2,745
Office Expense	500		157.34	Totals	511	707
Mail + Postage	500		487.60	[	549	188
Road Repair + Paving	8,000		3,500.00	[	8,605	450
Road Snow Plow + Sand	17,000	500.00	14,900.00	[	10,200	9,275
Insurance	8,500	1,264.00	9,141.24	[	8,373	7,881
Service Reimburs.	0		0.00	[	0	0
Legal + Fees	500		481.43	[	1150	272
~	~		~	[~	~
Beach Maint. + Recrea'n	600	110.00	220.00	[	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	2,006.00	31,066.53	Past Years	32,994	24,192

***** BALANCE *

1Aug '13 Start Balance =	12,119.03		##	### OTHER FUNDS #	#####	#####
Year Income +	34,271.37		##	Spcl Checking, SS -960	Misc. Use	515
Year Expenses -	31,066.53		##	LCIA Savings, SS -720	LCIA-Misc.	9,906
(Gen. Fund, SS --8600)			##			
New Balance =	15,323.87	< 11 Jun '14	##	Lake Savings, SS -220	Lake+Dam	10,975
Treasurer:			##		TOTAL=	21,396