

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

## 1 Lake Chaffee Board Meeting

2 December 10, 2014

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3 **Board Members Present:** Ivan Wasko, Kenneth Garee, Tom Martin, Gerald Dufresne, Sandra  
4 Moquin, and Steve Spangle Alternates: Kathy Little.

5 **Public in Attendance:** None

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- 6 1. **Call to Order:** Ivan Wasko called the meeting to order at 6:45 pm.  
7 Tom Martin made a motion, seconded by Sandra Moquin: to seat Kathy Little.  
8 Motion passed.
- 9 2. **Approval of Minutes:** Tom Martin made a motion, seconded by Sandra Moquin: to  
10 accept the minutes as presented. The motion passed with one abstention by Steve  
11 Spangle who had not attended the last meeting.
- 12 3. **Public Comments:** No public comments.
- 13 4. **Approval of Treasurer's Report:** Ken Garee reported our current financial position  
14 appears strong. However, there are several bills, including insurance, which will  
15 reduce the level this month. Tom Martin made a motion, seconded by Sandra  
16 Moquin: to accept the treasurer's report as presented. Motion passed.
- 17 5. **Remarks by the President:** A card night was held at the Association Hall with 7-8 people  
18 in attendance. The comments were positive and included requests to hold another  
19 card night. LCIA made \$30.00. LCIA had the holes in the Hall siding filled and the trim  
20 on the windows painted by an individual doing community service. Attempts are  
21 being made to hold the level of the lake at the present level by turning the siphon on  
22 after heavy rains. The LCIA hall was rented twice in the past month.

23  
24 Trudy Dufresne, wife of Gerald Dufresne, has passed away. Tom Martin made a  
25 motion, seconded by Sandra Moquin: to make a donation of \$50.00 to the Wounded  
26 Warrior Center in her memory. Motion passed without objection, Gerald Dufresne  
27 did not participate in the discussion or vote.

28  
29 **Correspondence:** Tom Martin received an email from someone interested in  
30 purchasing a parcel on Circle Drive and putting a camper on it. Tom Martin replied  
31 this was not permitted but the interested party could attend a meeting and plead his  
32 case. He also received an email from LCIA attorney indicating we there was no  
33 response to a demand letter relating to unpaid taxes at 52 Lakeview Drive. A tax  
34 sale will be held at the LCIA hall on March 15, 2015.

35  
36 Kenneth Garee presented a letter he received from Jack Parslow. The letter has not  
37 been read and analyzed by the board and no response has been made.

38  
39 Ivan Wasko reported receiving a letter from the CT Energy & Environmental  
40 Protection Agency stating LCIA needs to provide an inspection report on the dam to

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41 them by March 15, 2015, or be subject to injunction provisions. The letter was  
42 referred to Kari Olson, the Dam Chairman, who was not able to attend.

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44 6. **Chairman's report:** Sandra Moquin, Main Beach Chairman, reported some damage to  
45 the beach fence. She has not received any responses to her request for help cleaning  
46 the beach.

47  
48 Ivan Wasko, Fund Raising Chairman, repeated the comments from his Presidents  
49 report, regarding activity at the Association Hall.

50  
51 Ivan Wasko, Roads Chairman, reported after several warnings he had to have a  
52 vehicle, parked on the street, towed from a residence on Union Drive so the street  
53 could be plowed.

54 7. **Old Business:** It was reported there has been traffic on Circle Drive looking for the OG  
55 Farm. Even though farm animals may not be located on land in the LCIA, a permit is  
56 still required to run a business from a property in LCIA. This will be further  
57 investigated.

58 8. **New Business:** Ivan Wasko reported the propane levels in the tanks are low. After  
59 discussion it was decided to investigate the AmeriGas Community Pricing program  
60 for a potentially lower rate.

61 9. **Adjournment:** Tom Martin made a motion, seconded by Sandra Moquin: to adjourn the  
62 meeting. Motion passed. The meeting was adjourned at 8:05 pm.

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# L.C.I.A. TREASURER REPORT

10 DEC. '14

[www.lakechaffee.org](http://www.lakechaffee.org)

TAX = \$ 125

YEAR = 1 Aug'14 - 31 July'15

P.O. Box 231, Ashford, CT 06278

## \*\*\*\*\* INCOME \*\*\*\*\*

	Budget '14-'15	Past Mon.	TOTAL YR		('13-'14)	('12-'13)
Tax	25,750	1,375.00	22,750.00	Past	25,750	26,250
Past Tax + Int. + Fees	2,135	1,564.38	3,441.88	Years	5,337	5,076
Donation - Unrestricted	3,200	362.50	4,411.00	Totals	3,200	2,437
Rent	325	150.00	150.00		325	350
Fund Raise	300	-	0.00		147	159
Newsletter + Website	150	-	0.00		0	300
Interest + Other Acnt	10	1.21	2.75		10	9
Other	0	12.50	12.50		38	250
<b>TOTAL &gt;&gt;</b>	31,870	3,465.59	30,768.13	Past Years[	34,807	34,831

## \*\*\*\*\* EXPENSE \*\*\*\*\*

	Budget '14-'15	Past Mon.	TOTAL YR		('13-'14)	('12-'13)
Hall Bldg Maint. / Septic	1,000		19.27	Past	625	308
Hall Utilities (Elec/Heat)	1,500	48.68	210.50	Years	1,429	2,104
Office Expense	500		0.00	Totals	173	511
Mail + Postage	500		30.00		488	549
Road Repair + Paving	4,000		0.00		9,400	8,605
Road Snow Plow/ Sand	17,000	1,400.00	1,400.00		14,900	10,200
Insurance	10,000		0.00		9,141	8,373
Service Reimburs. (Pay)	0		0.00		0	0
Legal Costs / Fees	500		20.00		506	1,150
Beach Maint. / Recrea'n	1,500		110.00		562	575
Lake Maint.	75		60.00		60	120
Lake-Dam Maint. Fund	500		0.00		500	500
Newsletter / Website	200		0.00		0	0
Other - Contingency	50	12.50	12.50		50	0
<b>TOTAL &gt;&gt;</b>	37,325	1,461.18	1,862.27	Past Years>	37,834	32,995

<b>#### BALANCE</b>	<b>#####</b>	<b>#####</b>				
1Aug '14 Start Balance =	9,090.65		##	<b>### OTHER FUNDS</b>	<b>#####</b>	<b>#####</b>
Year Income +	30,768.13		##	Spcl. Checking SS -960	Misc. Use	515
Year Expenses -	1,862.27		##			
Sub Total =	37,996.51		##	LCIA Savings, SS -720	Misc.	9,908
			##	Lake Savings, SS -220	Lake+Dam	10,986
Donation - SPECIFIED +	350.00		##		<b>TOTAL=</b>	<b>21,409</b>
Account BALANCE =	38,346.51	< 10 Dec '14	##			
Treasurer: KG						