

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

September 9, 2015

Board Members Present: Bob Corriveau, Tom Martin, Kenneth Garee, Kathy Little, Ivan Wasko, Jeff Cosman, Sandy Moquin, Carol Natitus, Kari Olson. Alternates: Liz Provencher, Gay Leedie
Late arrivals: Jerry Dufresne, Jacqueline Kennedy,

Public in Attendance: Patti Munsch, Chris Magistri

Call to Order: Bob Corriveau called the meeting to order at 6:33 p.m. The alternate Board Members were seated.

Approval of Minutes: The August Board meeting minutes were reviewed. Gay Leedie made a motion to approve the minutes, Kathy Little seconded the motion. The minutes were accepted.

Public Comments: Chris Magistri addressed the Board and presented a bid for the plowing contract for the 2015/2016 season. Mr. Magistri stated that he is a lake resident on Union Drive and has been here for 6 years. As a person who lives at the lake he has a vested interest in the maintenance of the roads. Mr. Magistri explained that he has been in business for a year but has been doing plowing for several years. He talked about the equipment his company owns and the additional equipment he has access to if needed as well as the other plowing commitments he currently has. Mr. Magistri offered to provide a formal list of equipment if asked. The Board thanked Mr. Magistri for submitting his bid and advised him it would be taken under consideration.

Approval of Treasurer's Report: Ken Garee reported that the Audit committee met and reviewed the books on 8/24/2015. No discrepancies were found and they signed off for the Fiscal Year 8/1/2014 -7/31/2015. Thank you to Ronald Holmes, Susan Corriveau and Toni Guerin for volunteering for this task. The Treasurer's report was read and discussed; no exceptions were raised. Gay Leedie made a motion to accept Treasurer's Report as read, Kari Olson seconded; the motion passed.

Remarks by President: Bob Corriveau had no remarks at this time.

Correspondence:

- LCIA Board received a phone call and email from Chris Magistri regarding the plowing contract.
- The Board received an email from Douglas Pierce regarding lake property owned by his mother, Doris A. Pierce, who recently passed away. We responded to the email and provided Mr. Pierce with a copy of the Lake Chaffee map and the lot number in question.
- LCIA received a letter of thanks from The Hole in the Wall Gang Camp for a donation that was made in memory of John Ference

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- LCIA received a thank you note from the Ference family for the donation made in John's memory
- Tom Martin received a letter and a check for \$3.42 from Attorney Cohen for the interest earned on the overbid during the redemption period for 52 Lake View Drive. The money will be deposited to the LCIA general fund and all tax liens have been released.
- Tom Martin reported that he has received the bid for the propane replacement tanks. The bid is what was expected and budgeted for. Tom will pursue having the tanks installed and filled. The current price of propane is \$1.37 per gallon.

Chairperson's Reports:

Environmental: Ralph Sherman was not present and no report was received.

Dam: Kari Olson reported that the dam inspection has been done but she has not received the written report yet. Kari will follow up on that.

Main Beach: Sandy Moquin reported that nothing has changed since last month. She has contacted the port-o-let provider to remove it right after Labor Day; she will follow up with them as it is still there. There are 3 teenagers who have been causing a nuisance situation at the beach roughhousing and cursing as well as they have removed the dock several times and it has had to be retrieved and returned. Sandy will continue to monitor that situation.

Mother's Beach: Patti Munsch reported that Mothers beach is looking better. She reported that there was an incident with a resident having a fire pit on the beach but it was removed when she asked. There is still a problem with some garbage cans being left on the beach that are overflowing and not getting emptied. Bob Corriveau will contact Willimantic Waste to remove the cans.

Hall Chairperson: Ivan Wasko had nothing new to report at this time. Bob Corriveau informed Ivan of a ground wire that needed repair and Ivan Wasko agreed to take care of that.

Road Chairperson: Ivan Wasko reported that the roads are nasty. He has filled in some areas at the top of Westford Drive and worked with the homeowner to have him fix his driveway. There are other roads that will need to be fixed before winter. Ivan also said that he will review the plowing bids and a decision will be made.

Fundraising:

- Gay Leedie reported that she has letters ready to send out to Ashford Business members to encourage advertising on the LCIA website. She also stated that she will discuss with Bob Layton the possibility of changes to the website to better promote the businesses of those advertisers. Kathy Little added that she has spoken to a resident realtor about advertising and will follow up on that.
- Kathy Little reported that there was not enough participation for a Haunted House this year so the decision was made to hold a Halloween Party for the children. However we are still looking for people to help with the games and activities for the kids. Kathy requested that LCIA pay for

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86 pizza for the volunteers who help with the Party. Ivan Wasko made a motion, Kari Olson
87 seconded to allow Kathy to expense Pizza, not to exceed \$100

- 88 • Liz Provencher suggested holding a Christmas Bazaar in December; Gay commented it may be
89 better to do it in November when the senior citizens do theirs. If we can get volunteers to help
90 with the planning and implementation this could be pursued.

91
92 **Constable:** Jerry Dufresne was not in attendance at this time and no report was given.

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94 **Boat Launch Chairperson:** Jerry Dufresne was not in attendance at this time and no report was
95 given.

96
97 **Old Business:** Tom Martin reported that he has obtained copies of the deeds, back to the original
98 owner, on the property currently owned by Glenn Richards. This is in regards to the DEP claim that
99 Mr. Richards is part owner of the Dam. Tom will provide Mr. Richards with copies of everything he
100 has so he can pursue the matter with DEP. A general discussion followed regarding the history of
101 Lake Chaffee and its property ownership.

102 .
103 **New Business:**

- 104 • A resident pointed out that an environmental report had been done in prior years that stated
105 that we should be lowering the lake every year. A discussion ensued about contradicting
106 reports in the past about the pros and cons of lowering the lake. Bob Corriveau will attempt to
107 locate that old environmental report and review it.
- 108 • It was suggested by a resident that LCIA install a gate with a key card to keep non-residents off
109 the boat launch. This was discussed and the cost is prohibitive as a fence would also be
110 required.
- 111 • A resident inquired as to the dimension restrictions for a dock on the lake. There are no LCIA
112 regulations.
- 113 • It was reported that there is an excessive number of unregistered vehicles located at a lake
114 residence. In addition there are trash receptacles on association property and vehicles parked
115 on association roads. Bob Corriveau will contact the home owner regarding all of these issues.
- 116 • The seniors have requested a donation of more paper bingo cards. There were no objections
117 and the cards will be delivered to them.
- 118 • Ivan Wasko would like to open the hall again on Halloween night and distribute candy. There
119 were no objections. Ivan welcomes any candy donations.

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121 **Adjournment:** Tom Martin made a motion to adjourn, seconded by Jerry Dufresne. The meeting
122 adjourned at: 8:03pm.

L.C.I.A. TREASURER		RPT.	14 OCT '15			
Lake Chaffee Improv. Assoc., Inc.			YEAR= 1 Aug'15 - 31 July'16			
P.O. Box 231, Ashford, CT 06278						
www.lakechaffee.org			TAX = \$125 / YEAR			
***** INCOME *****						
	Budget '15-'16	Past Mon.	TOTAL YR		('14-'15)	('13-'14)
Taxes	25,875	15,375.00	15,500.00	Past[	25,875	25,750
Past Tax + Int. + Fees	5,500	135.40	138.82	Years[	5,619	5,337
Donations	5,000	2,650.00	2,700.00	Totals[	4,886	3,200
Rent	300			[	300	325
Fund Raise	300		127.00	[	80	147
Website + Newsletter	150			[	0	0
Int. + Other LCIA Accnts	10	0.59	1.23	[	11	10
Other	0			[	1,776	38
TOTAL >>	37,135	18,160.99	18,467.05	Past Years>	38,547	34,807
***** EXPENSE *****						
	Budget '15-'16	Past Mon.	TOTAL YR		('14-'15)	('13-'14)
Hall Bldg Maint.+ Septic	2,200		0.00	Past[	19	625
Hall Utilities (Elec+Heat)	1,500	139.60	276.70	Years[	2,183	1,429
Office Expense	500	25.99	217.42	Totals[	193	173
Mail + Postage	500		117.60	[	294	488
Road Repair+Pave+Brush	7,600			[	5,354	9,400
Road Snow Plow + Sand	17,000			[	14,838	14,900
Insurance	9,500			[	9,120	9,141
Service Reimburs. (Pay)	0			[	0	0
Legal Costs + Fees	500			[	482	506
Beach Maint. + Recrea'n	2,000		220.00	[	530	562
Lake Maint. + Water	375		105.00	[	270	60
To Other LCIA Accnts	500			[	500	500
Website + Newsletter	100			[	0	0
Other - Contingency	200			[	190	50
TOTAL >>	42,475	165.59	936.72	Past Years>	33,973	37,834
##### BALANCE	#####	#####				
1 Aug '15 Start Balance =	14,014.23	#	#	## OTHER ACCNTS	#####	#####
with \$350 specific donations		#	#	Spcl. Checking -960	Misc. Use	516
Total Year INCOME +	18,467.05	#	#			
with \$250 specific donations						
Total Year EXPENSE -	936.72	#	#	'LCIA' Savings -720	Misc.	9,912
		#	#	'Lake' Savings -220	Lake+Dam	11,506
Gen. Fund BALANCE =	31,544.56	<< 14 Oct '15	#		TOTAL=	21,934
2015-10-14.xlsx				Treasurer: KG		