

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

November 8, 2017

Board Members Present: Mike Panek, Kathy Little, Tom Martin, Jacqueline Kennedy, Carol Natitus, Toni Guerin, Bob Corriveau **Alternates:** Bobby Guerin, Seth Kaufman, Ken Garee

Public in Attendance: Jean Panek, Peter Popowicz

Call to Order: Mike Panek called the meeting to order at 7:45 p.m.

Approval of Minutes: The Board members reviewed the October minutes and 1 correction was noted on line 37. Bob Corriveau made a motion to approve the minutes; Tom Martin seconded the motion. The motion passed unanimously.

Public Comments: There were no public comments

Approval of Treasurer's Report: Jacqueline Kennedy presented the Board with the October Treasurer's reports. It was reviewed and discussed by the Board members. Kathy Little made a motion, seconded by Carol Natitus to move the \$7843.92 inheritance from the donation income to other income and note that it was an inheritance. The motion passed, Jacquelin will make that change to the report.

Remarks by President: There were no remarks by president

Correspondence:

- Mike received correspondence from Mark Glass Insurance regarding our General Liability policy which comes due in December for \$6130.20. This figure is less than last years premium and Mike confirmed that it is competitive in today's marketplace.
- Mike received the official correspondence from the lawyer for Jack Pirzl's estate regarding the inheritance.

Chairperson's Reports:

Boat Launch and Boat Dock: Jerry was not present and no report was given

Constable: Jerry was not present and no report was given.

Dam: Kari was not present but submitted the attached written report.

Environmental Chairperson: Ralph Sherman was not present and no report was given

Fund Raising: Phil Silverstein was not present and no report was given

Hall: Mike reported that he has purchased the motion sensor spotlights but they have not yet been installed. The gas tanks will need to be filled next month. There is a tree at the end of the parking area that is blocking the street light; Tom volunteered to cut it down.

Main Beach and Mothers Beach: Jean Panek reported that there is major erosion on Mother's beach from the last storm and it will need attention in the Spring. Main beach is good.

Road Chairperson: Mike reported that Hipsky has been contacted about grading the dirt roads and Mike is expecting a return call from him. Also, Greg Peck has been contracted for snow removal this season.

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Tax Collection: Tom Martin has begun work to start collecting the back taxes, the two oldest taxes will be addressed first.

Website: There is nothing new to report.

Charter Revision: Bob Corriveau held the 1st public hearing tonight prior to the Board meeting.

Old Business: Kathy Little pointed out that the pile of debris at 55 Circle Drive has grown quite a bit since last meeting. Mike will draft a letter to the owner of the property asking that it be cleaned up. The syphon has to come out of the lake before the lake freezes. 4 volunteers are needed for Saturday. There were not 4 members present who could commit to Saturday.

New Business: A discussion took place regarding an issue that arose with the Dam work and a motion was made by Bob Corriveau and seconded by Tom Martin that any and all project work done from this point on must have at least 2 estimates and be contracted with an insured, licensed contractor.

Adjournment: Bob Corriveau made a motion to adjourn, seconded by Tom Martin. The meeting adjourned at 8:34 pm.

L.C.I.A Treasurer's Report

October 2017

	Budget			Prior Years	
	2017-2018	October 2017	Year to Date	2016-2017	2015-2016
INCOME					
Taxes	\$30,500.00	\$11,624.76	\$11,749.76	\$23,982.37	\$26,125.00
Past Tax + Interest + Fees	\$5,000.00	\$802.54	\$802.54	\$6,445.41	\$3,669.51
Donations	\$0.00	\$11,194.42	\$11,194.42	\$5,954.52	\$4,460.92
Rent	\$0.00	\$0.00	\$0.00	\$175.00	\$150.00
Fund Raise	\$500.00	\$485.00	\$650.00	\$160.00	\$167.50
Website + Newsletter	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00
Int. + Other LCIA Accnts	\$10.00	\$0.78	\$2.36	\$12.23	\$10.57
Other	\$0.00	\$0.00	\$0.00	\$100.00	\$0.00
From Other LCIA Accounts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$36,160.00	\$24,107.50	\$24,399.08	\$36,829.53	\$34,583.50
EXPENSE					
Hall Bldg Maint. + Septic	\$700.00	\$0.00	\$330.00	\$0.00	\$1,979.00
Hall Utilities (Elec + Heat)	\$1,400.00	\$120.37	\$341.21	\$1,082.81	\$1,356.00
Office Expense	\$450.00	\$0.00	\$0.00	\$197.74	\$270.78
Mail + Postage	\$550.00	\$0.00	\$0.00	\$351.44	\$348.10
Road Repair+Pave+Brush	\$7,000.00	\$1,752.65	\$1,752.65	\$2,105.15	\$6,445.70
Road Snow Plow + Sand	\$15,000.00	\$0.00	\$0.00	\$12,837.50	\$11,212.50
Insurance	\$9,400.00	\$0.00	\$0.00	\$9,392.20	\$9,330.20
Legal Costs + Fees	\$750.00	\$0.00	\$0.00	\$0.00	\$352.00
Beach Maint. + Recrea'n	\$2,500.00	\$74.65	\$326.57	\$4,582.95	\$2,443.93
Landscaping	\$1,400.00	\$300.00	\$300.00	\$0.00	\$0.00
Lake Maint. + Water	\$400.00	\$0.00	\$105.00	\$490.00	\$210.00
To Other LCIA Accnts	\$500.00	\$0.00	\$0.00	\$500.00	\$500.00
Website + Newsletter	\$600.00	\$0.00	\$115.01	\$0.00	\$0.00
Other Contingency	\$200.00	\$0.00	\$0.00	\$35.00	\$57.14
Miscellaneous Expense	\$0.00	\$0.00	\$225.00	\$0.00	\$0.00
Anticipated Shortfall	\$5,200.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$46,050.00	\$2,247.67	\$3,495.44	\$31,574.79	\$34,505.35

General Fund Balance	
August 1 st 2017 Starting Balance	\$19,347.12
Total Year Income	\$24,399.08
Total Year Expense	(\$3,495.44)
Balance (thru 10/31/2017)	\$40,250.76

Other Accounts		
Special Checking Account	Special Use	\$1,767.05
LCIA Savings Account	Misc.	\$9,921.67
Lake Savings Account	Lake & Dam	\$9,515.59
	Total	\$21,204.31

L.C.I.A Treasurer's Report

October 2017

Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
8600				
Income				
Donations General	Donation from the Estate of John A Pirzl	7843.92	9/28/2017	10/26/2017
Fund Raise	Fall Social	485.00	10/5/2017	10/26/2017
Int. + Other LCIA Acnts	Interest	0.78	10/10/2017	10/10/2017
Expense				
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	120.37	10/3/2017	10/3/2017
Road Repair+Pave+Brush	Road Repair - Creative Designs LLC - #1514	1752.65	10/11/2017	10/23/2017
Beach Maint. + Recrea'n	Slims & Berthiaume - #1513	74.65	9/27/2017	10/31/2017
Landscaping	Landscaping - Gregory Peck - #1512	100.00	9/27/2017	10/10/2017
Landscaping	Landscaping - Gregory Peck - #1515	200.00	10/13/2017	10/23/2017
8960				
Income				
Int. + Other LCIA Acnts	Interest	0.08		10/10/2017

Kari L. Olson
73 Kidder Brook Road
Ashford, CT 06278

Lake Chaffee Improvement Association

November 8, 2017

Re: Dam Chairman Report

Dear Board Members,

I am sorry I cannot make the meeting this evening given all of the activity with the Dam in recent weeks. Here is what has happened and where we go from here.

THE SPILLWAY

Jim Ference repaired the cement spillway as recommended by our engineer, Karl Acimovic, in conjunction with the DEEP inspection. Jim dug down in the front of the spillway and jackhammered out any rotten concrete. He then repaired and filled those areas with a special mortar that is used to repair bridges around the State.

He used the same mortar to fill in the vertical cracks on the spillway walls. However, he wants to confirm that he believes this is a temporary fix and that it is not a recommended long-term "repair." That would require digging down behind the wall and bracing the cement to stop it from shifting and moving. Having said that, I am hopeful that between the mortar and the removal of the large Ash tree on the abutting property, the tendency for the wall to move on the North side and crack further will be significantly diminished. Time will tell.

As a test, Jim also spread some of this same mortar over about the first 3 feet of the spillway where the water flows. That area has become very rough and worn over the decades. He recommends watching the newly mortared area for a year or so and if it seems to hold up, he is willing to spread the same mortar over the rest of the spillway.

Jim will be submitting a final invoice for payment as soon as the bill for the materials comes through. He predicts the total will be well below the \$4,000 budget.

THE DAM

As we now know, the actual "Dam" for our Lake encompasses way more area than just the spillway. It stretches from the entire property line of the South abutter (Beverly Ference) to about 15 feet on the North side of the spillway. A large Ash tree was

growing on the northeast side of the spillway and has been removed by the abutter. On the south side of the spillway, Jeff Ference removed the required trees and brush to the toe of the slope. There was still brush on the top of the Dam and the water side of the Dam, stretching over the water. Volunteers removed the brush on the top of the Dam and the rest has been removed or buried by Steve Krukoff. There is still some brush on the south side of Beverly's property surrounding the excavator that Jeff has left behind. I will follow up with Jeff in the Spring as he has not yet been paid for his work because we felt it was not complete. We agreed to pay him \$5,000 for all of the work, including the removal of the Ash tree, which he estimated at \$1,000 alone. Because he did not remove the Ash tree, the LCIA will owe Jeff Ference \$4,000.

As recommended by Karl, rip rap has been installed all along the west side of the Dam (water side) from the north wing wall of the spillway to the southern-most edge of the Dam. Some of the Lake dirt along that edge was removed before the riprap was installed and used to fill the unsupported area behind the wing wall of the spillway on the south side. Due to an existing dock on the north side, no rip rap could be installed beyond the north wing wall of the spillway. The rip rap will help prevent erosion of the Dam and protect the newly repaired spillway. This is especially important along the Dam area where significant tree stumps remain and will decay over the years which could lead to further erosion of the Dam if no rock were in place.

WHAT'S NEXT?

Per Karl's recommendations, the top of the Dam and eastern slope of same should be loamed and seeded and maintained as more of a "lawn" than the prior woods and brush. This is also important to assist us in monitoring the seepage witnessed at the toe of the slope for years. The remaining brush surrounding the excavator should be removed and any new brush/trees that appear should similarly be removed on a regular basis.

If we are to follow the recommendations, we will need to appropriate money for loam and seed in the Spring. We also will need volunteers to spread the dirt and seed and to maintain it going forward.

As those of you who have been involved from the beginning know, it has been a long road to completion of the major part of the work to comply with Karl's recommendations as approved by the DEEP. It has taken many volunteers to get us here – from our meetings with Karl and the DEEP to installing the siphon so the contractors could do the work. I commend each of you for your assistance. This Lake community is truly a special place made up of special people. Thank you all.

Karin