

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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## Lake Chaffee Board Meeting

March 14, 2018

**Board Members Present:** Mike Panek, Tom Martin, Jacqueline Kennedy, Carol Natitus, Toni Guerin, Marty Connors, Bob Corriveau, Kari Olson, Gerald Dufresne Alternates: Bobby Guerin, Seth Kaufman,

**Public in Attendance:** Jean Panek, Phil Silverstein, Sue Corriveau

**Call to Order:** Mike Panek called the meeting to order at 6:37 p.m.

**Approval of Minutes:** The Board members reviewed the Feb 2018 minutes. Seth Kaufman made a motion to approve the minutes; Kari Olson seconded the motion. The motion passed with four abstentions.

**Public Comments:** There were no public comments.

**Approval of Treasurer's Report:** Jacqueline Kennedy presented the Board with the February 2018 Treasurer's reports. They were reviewed and discussed by the Board members. Tom Martin made a motion, seconded by Kari Olson to approve the February report, the vote passed unanimously.

**Remarks by President:** Mike let the Board know that the Census paperwork received by Ken Garee from the State was processed online and complete.

### **Correspondence:**

- Mike received a call about a pot hole at 51 Ashford Dr from Sara Roy.
- Mike received a call about a pothole and drain catch basin from Rich Rodreqiz at 19 Amidon
- Mike received a call about trash cans in the street at 12 Union
- Mike received an email from a new resident at 59 Westfield, Tenille Waldo about getting involved with the LCIA
- Mike received a email from Ken Garee about a letter he received from the DEEP about the dam and a report that needs to be filed with the State.

### **Chairperson's Reports:**

**Boat Launch and Boat Dock:** Gerry discussed some more details about the person driving on the boat launch and making small tracks.

**Constable:** No problems have been reported.

**Dam:** Kari reported that she believes the remaining brush has been removed and the equipment onsite has also been removed.

**Environmental Chairperson:** Ralph Sherman not present, no report

**Fund Raising:** Phil Silverstein distributed the flyer for the Cinco de Mayo event planned for May 5.

**Hall:** No report

**Main Beach and Mothers Beach:** Jean Panek reported a reminder that there is erosion on Mothers Beach to be fixed in the spring. Also, the fence gate at Main Beach has been hit and is bent. She

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45 stated the float at Main Beach is in the water and loose, should have someone look into securing it.  
46 She asked for the name of the porta-potty company to prepare for the summer need.

47 **Road Chairperson:** Mike reported that he would look into the repairs brought to his attention via  
48 the correspondences he received.

49 **Tax Collection:** Tom Martin said we collected a few back taxes this month, verified by Jacqueline.

50 **Website:** No report

51 **Charter Revision:** Kathy Little accepted and presented the Board with the proposed draft changes to  
52 the Charter from the CRC. Those changes were discussed and motion was made by Seth Kaufman  
53 to change the word "in" for "for" in Section 8 in the sentence "The maximum tax the Lake Chaffee  
54 Improvement Association can impose on its members shall be \$200 "for" the tax year following  
55 adoption.", seconded by Toni Guerin, unanimous approval. After CRC approval of the change, Bob  
56 Corriveau made a motion to schedule a Public Hearing on April 4, 2018 at 6:30pm at the LCIA Hall,  
57 seconded by Toni Guerin. Approved.

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59 **Old Business:** None

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61 **New Business:** Bob had said many Realtors were advertising Land with the ability to put campers  
62 on them and Tom conformed that that had happened in the past.

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64 **Adjournment:** Tom made a motion to adjourn, seconded by Kari Olson. The meeting adjourned at  
65 7:45 pm.

# L.C.I.A Treasurer's Report

February 2018

	Budget			Prior Years	
	2017-2018	February 2018	Year to Date	2016-2017	2015-2016
<b>INCOME</b>					
Taxes	\$30,500.00	\$844.13	\$21,933.47	\$23,982.37	\$26,125.00
Past Tax + Interest + Fees	\$5,000.00	\$621.13	\$4,141.29	\$6,445.41	\$3,669.51
Donations	\$0.00	\$3.12	\$4,921.96	\$5,954.52	\$4,460.92
Rent	\$0.00	\$0.00	\$0.00	\$175.00	\$150.00
Fund Raise	\$500.00	\$0.00	\$650.00	\$160.00	\$167.50
Website + Newsletter	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00
Int. + Other LCIA Accnts	\$10.00	\$1.77	\$9.12	\$12.23	\$10.57
Other	\$0.00	\$0.00	\$7,843.92	\$100.00	\$0.00
From Other LCIA Accounts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$36,160.00</b>	<b>\$1,470.15</b>	<b>\$39,499.76</b>	<b>\$36,829.53</b>	<b>\$34,583.50</b>
<b>EXPENSE</b>					
Hall Bldg Maint. + Septic	\$700.00	\$0.00	\$330.00	\$0.00	\$1,979.00
Hall Utilities (Elec + Heat)	\$1,400.00	\$282.95	\$1,282.23	\$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	\$0.00	\$1,752.65	\$2,105.15	\$6,445.70
Road Snow Plow + Sand	\$15,000.00	\$0.00	\$6,375.00	\$12,837.50	\$11,212.50
Insurance	\$9,400.00	\$0.00	\$6,130.20	\$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	\$0.00	\$436.57	\$4,582.95	\$2,443.93
Landscaping	\$1,400.00	\$0.00	\$500.00	\$0.00	\$0.00
Lake Maint. + Water	\$400.00	\$0.00	\$3,205.00	\$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
<b>Totals</b>	<b>\$46,050.00</b>	<b>\$282.95</b>	<b>\$20,351.66</b>	<b>\$31,574.79</b>	<b>\$34,505.35</b>

General Fund Balance	
August 1 <sup>st</sup> 2017 Starting Balance	\$19,347.12
<b>Total Year Income</b>	<b>\$39,499.76</b>
<b>Total Year Expense</b>	<b>(\$20,351.66)</b>
<b>Balance (thru 2/28/2018)</b>	<b>\$38,495.22</b>

Other Accounts		
Special Checking Account	Special Use	\$1,767.36
LCIA Savings Account	Misc.	\$9,923.34
Lake Savings Account	Lake & Dam	\$9,515.59
	<b>Total</b>	<b>\$21,206.29</b>

# L.C.I.A Treasurer's Report

February 2018

## Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
<b>8600</b>				
<b>Income</b>				
Int. + Other LCIA Acnts	Interest	1.77	2/10/2018	2/10/2018
<b>Expense</b>				
Hall Utilities (Elec + Heat)	Mocko's Propane Gas	282.95	2/13/2018	2/13/2018
<b>8960</b>				
<b>Income</b>				
Int. + Other LCIA Acnts	Interest	0.08	2/10/2018	2/10/2018