

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

August 8, 2018

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

Public in Attendance: Kay Warren, Sue Caulkin, Elaine Bissonnette, Susan Cantey, Phil Cote

Call to Order: Mike Panek called the meeting to order at 6:33 p.m.

Approval of Minutes: The minutes for the July 11 board meeting were reviewed. Gerry Dufresne made a motion to accept the minutes, seconded by Tom Martin. The vote passed with all voting yes and 1 abstaining.

Bob Corriveau made a motion, seconded by Toni Guerin to move Old Business to after Public Comments. The vote passed unanimously.

Public Comments: Elaine Bissonnette spoke on behalf of the Ashford Senior Center (ASCO) and advised the Board that she has read the new proposed contract for the Bingo machine and they agree to the terms and are ready to sign.

Phil Cote advised the board that a utility pole on Armitage Court needs to be set to replace an existing pole to reroute the wires. The board requested that Phil present them with a diagram of where the new pole is proposed to be set.

Sue Caulkin advised the board that she lives on Maple Drive next to the house with the fallen tree. She has asked the board to have the tree removed as soon as possible; that it is inhibiting her ability to use the lake and has forced her to cancel a family party. She has witnessed young teens climbing on the tree, and one youth who got stuck in the tree. Sue told the board that she has spoken to her insurance company and that advised her that the Association was liable if someone got hurt. The responsible property owner appears to be unable to take care of removing the tree.

Susan Cantey urged the board to do what is needed to get the tree cleaned up. She has witnessed kids getting stuck in the tree. She is equally concerned about the road; there are cars blocking the road. Emergency vehicles cannot get down the road if necessary.

Mike advised that he has contacted Mr. Beckford's insurance company, multiple times, and finally talked to a Sr claims person. He could only find 2 ways they might cover the expense of removing the tree. One is if the neighbor had a liability from cancelling the party insurance company might cover the expenses incurred. That didn't happen. Two would be if the tree falls on any personal property of a resident they will pay to remove that. Mike advised that the tree fell on a swim platform, an adjuster came out and looked at it and denied the claim.

Old Business: The Bingo Machine was discussed. Tom Martin let us know that the Bingo Machine has been located, it is in the kitchen attic; he will need help to get it down. The board was polled to see if anyone had any objection to LCIA entering into a contract with ASCO; no one had objection or issues. Bob Corriveau made a motion, seconded by Gerry Dufresne to sign the contract with ASCO. The contract was signed, and \$1 lease payment was collected.

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Executive Session: Bob Corriveau made a motion to go into Executive Session as the tree issue may involve legal matters. Tom Martin seconded the motion; Executive Session began at 7:25.

Tom Martin made a motion to come out of Executive Session, seconded by Toni Guerin. The Executive Session ended at 7:55.

Old Business Continued: Toni Guerin made a motion, seconded by Seth Kaufman to have Mike Panek contact the attorney of record to seek legal advice and recommend steps to take to address the tree issue and all of the other violations on Maple Drive. The motion passed unanimously.

Bob Corriveau made a motion, seconded by Tom Martin to get quotes for tree removal and move forward asap with removal after consulting with the attorney. The motion passed unanimously.

Bob Corriveau had agreed to contact the insurance company about the slide on the Association property, and what our liability is. Bob has not received a response yet.

Mike Panek had agreed to contact some Septic companies with regards to our current holding tank. Mike had Skips Sanitation at the property to discuss the holding tank. The Ashford town Sanitary officer advised Mike that first we need to have a soil test to verify that we cannot have a regular septic system installed. If we decide to go forward with a regular septic system, the cost would be in the \$10,000 - \$15,000 range (per Skips). If we replace the existing holding tank the cost would be around \$6000. More research is needed to move forward. When we are ready to move forward we will get additional bids for whatever work needs to be done.

Marty Connors has worked at updating the list of property owners. Marty got a list of current property owners from the Town of Ashford and has created a complete list of property owners, including name, lake address, mailing address, and phone number. This list will be maintained and used for mailings and tax bills going forward.

Approval of Treasurer's Report: Jacqueline Kennedy presented the July Treasurers report. There was a discussion regarding the utility amount and the road repair amount. Gerry Dufresne made a motion, seconded by Bob Corriveau to accept the Treasurers report. The motion passed unanimously.

Remarks by President: There were no remarks

Correspondence: There was no correspondence to discuss

Chairperson's Reports:

Boat Launch and Boat Dock: Gerry stated that the Boat Launch was getting mowed. He reported that the dock got knocked over by a couple of fishermen and he will get it fixed when he is able to get the supplies needed

Constable: No problems have been reported.

Beaches: Jean Panek reported that at the Main Beach a homemade wooden ladder has been attached to the swim platform; thank you to whomever installed it. The gate repair has been contracted with Kent Fence for \$950 to install the gate on the existing poles. At Mothers Beach all is well.

Environmental Chairperson: Ralph Sherman was not present but sent a report advising that he has done 2 tests so far this summer and both have been excellent.

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91 **Hall:** Nothing new to report

92 **Fund Raising:** No report

93 **Dam:** No report

94 **Road Chairperson:** Nothing new to report

95 **Tax Collection:** Nothing new to report

96 **Website:** No report

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98 **New Business:** Mike Panek presented a list of past dues taxes and what has been collected over
99 the past year. The report was reviewed by all and a discussion ensued. Mike asked Jacqueline for a
100 detailed list of what has been paid and what makes up the amount reported on the July Treasurer's
101 report.

102 **New Budget Discussion:** Mike Panek presented a draft of the proposed budget for 2018-2019. The
103 line items were discussed in great detail and adjustments were made as a result of the board
104 members discussions. The proposed budget was finalized to everyone's agreement.

105 There was a discussion regarding the lowering of the lake this year.

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107 **Adjournment:** Gerry Dufresne made a motion to adjourn, seconded by Tom Martin. The meeting
108 adjourned at 8:55 pm.