

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

November 14, 2018

Board Members Present: Mike Panek, Tom Martin, Carol Natitus, Kari Olson, Bob Corriveau, Seth Kaufman, Marty Connors Alternate: Ken Garee, Bobby Guerin

Public in Attendance: Laura Rathbun, Jean Panek

Call to Order: Mike Panek called the meeting to order at 6:39 p.m.

Approval of Minutes: The minutes of the October 10 board meeting were reviewed; 1 correction was noted on line 73. Tom Martin made a motion to accept the minutes as amended, seconded by Bob Corriveau. The vote passed with all voting yes and 1 abstaining.

Approval of Treasurer's Report: The Board did not receive the Treasurer's Report.

Public Comments. Resident Laura Rathbun was onsite and described her background in bookkeeping for several organizations, and a church. She is willing to participate at any level to help Jacqueline with the Treasurer's work needed, including taking over the responsibilities. The Board will see if there is an avenue to help Jacqueline in anyway due to this offer of help.

Remarks by President: Mike explained to the Board that there is no "I" in Team, but there is and "E" for Effort, and an "A" for Accountability.....he hopes that all Board members will work towards helping address the many issues that arise month to month, he mentioned some items, and issues that were not addressed in hopes that the Board responds to keep the momentum and good vibe moving forward.

Correspondence:

- (1) Mike Panek informed the Board that Kathy Little received an inquiry from Albert Tiller regarding rental of the hall.
- (2) Tom received an email from Adam Shooks regarding a request to the LCIA board for assistance in cleanup of the under-road drain pipe on Armitage Ct. Mike agreed to call Greg Peck to unclear the pipe.
- (3) Kay Warren called Mike about snow plowing near her home. Mike will discuss with Greg Peck.
- (4) Call from Lisa – 29 Union – reported theft from inside her motor vehicles, she called police to report.
- (5) Rich Rodrique inquired again about his road, Amidon Dr, flooding during heavy rainstorms and the catch basin that is a drywell system not working. The Board discussed that both neighbors have raised their properties creating a swale in the road that does not allow for proper runoff of rain water.

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46 **Chairperson's Reports:**

47 **Boat Launch and Boat Dock:** Chairperson was absent, and no report was delivered.

48 **Constable:** Constable was absent, no report was delivered.

49 **Beaches:** Main Beach - Mike Panek reported on behalf of Jean that the Gate on Main beach has
50 been replaced.

51 Mothers Beach – Some erosion has appeared, needs to be addressed.

52 Also the issue with trucks parked on the road near Mothers Beach has reemerged. Mike Panek will
53 contact Kathy Little to send a letter to the resident and the owner requesting that the trucks be
54 removed from the Association Road.

55 **Environmental Chairperson:** Ralph Sherman was not present; no report was given

56 **Hall:** There was discussion about the status of emptying the tank; no one present knew if that had
57 been completed. Mike Panek, Tom Martin and other Board Members remained after the meeting
58 to winterize, i.e., put up insulation, drain pipes and turn off water supply.

59 **Fund Raising:** Phil Silverstein was not in attendance; no discussion of fund raising.

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62 **Dam:** No activity or problems to report.

63 **Road Chairperson:** No report.

64 **Tax Collection:** Tom has not been able to do any collections as he needs an up to date delinquent
65 taxpayer list. Mike provided a list.

66 **Website:** Website chair person was absent. No report given.

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68 **Old Business:**

69 WEBSITE: Mike has been in touch with a vendor who can perform a complete revamp of the
70 website at an initial cost of two thousand dollars (\$2000.00) and an additional upkeep fee of six
71 hundred dollars annually to provide one hour of work on the website each month. After discussion,
72 the Board decided to table that decision.

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74 TELEPHONE POLE: The issue of a newly installed telephone pole on Armitage Court was discussed.
75 Mike Panek reported that pursuant to last month's decision by the board, he contacted Frontier,
76 and soon thereafter received a letter to the Board Members from Phil Cote, provided on Frontier
77 letterhead. In this letter, Mr. Cote provided additional information regarding his perspective on the
78 precipitating events. This letter was circulated to the Board (copy attached). There was a
79 discussion of the suitability of this response, and Mike agreed to contact Eversource indicating that
80 the Board does not concur with the information provided in the Frontier letter, and any attempt to
81 install utilities on the pole would be regarded as trespass. Kari agreed to prepare a similar response
82 to Frontier and Mr. Cote via a letter.

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84 LAKE LOWERING/TREE REMOVAL: The siphon continues to drain the lake, but at a greatly reduced
85 rate due to heavy rains. As of the time of this meeting, the tree was not sufficiently exposed to
86 allow for safe removal. Mike has been monitoring the lake level, and at this time, it was still not
87 drained as far as it had been last year. Members expressed concern that the siphon needed to be
88 removed before the lake freezes. Mike agreed to contact the contractor and discuss the possibility
89 of removing parts of the tree, but leaving some submerged portions in place. Marty and Mike will
90 discuss the timing of removing the siphon in the near future. No further action was taken at that
91 time.

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TAX COLLECTION -EMAIL-FEIN # : Mike again asked if there was any movement on obtaining the LCIA FEIN # for the party who requested it to pay some past due taxes.

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New Business: The idea of a survey of residents was raised to gather preferences and ideas for rescheduling the summer meetings. Mike asked Board Members to email him with suggested questions that should be asked, in the event that such a survey was agreed to by the Board. Mike further agreed to donate preprinted post cards for such a survey, should the Board decide to proceed in that direction.

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Adjournment: Tom Martin made a motion to adjourn, seconded by Bob Corriveau. The meeting adjourned at 8:06 pm.

L.C.I.A Treasurer's Report

October 2018

	Budget			Prior Years	
	2018-2019	October 2018	Year to Date	2017-2018	2016-2017
INCOME					
Taxes	\$48,800.00	\$29,715.43	\$30,211.29	\$22,943.95	\$23,982.37
Past Tax + Interest + Fees	\$3,500.00	\$2,269.09	\$2,560.73	\$6,567.27	\$6,445.41
Donations	\$0.00	\$2,352.50	\$2,452.50	\$5,513.00	\$5,954.52
Rent	\$350.00	\$0.00	\$0.00	\$350.00	\$175.00
Fund Raise	\$1,000.00	\$814.00	\$814.00	\$1,653.00	\$160.00
Website + Newsletter	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Int. + Other LCIA Accnts	\$0.00	\$1.05	\$2.97	\$15.09	\$12.23
Other	\$0.00	\$25.00	\$25.00	\$7,843.92	\$100.00
From Other LCIA Accounts	\$0.00	\$0.00	\$0.00	\$3,205.00	\$0.00
Totals	\$53,650.00	\$35,177.07	\$36,066.49	\$48,091.23	\$36,829.53
EXPENSE					
Hall Bldg Maint. + Septic	\$750.00	\$0.00	\$0.00	\$725.00	\$0.00
Hall Utilities (Elec + Heat)	\$2,250.00	\$158.85	\$490.43	\$2,105.19	\$1,082.81
Office Expense	\$350.00	\$0.00	\$0.00	\$65.91	\$197.74
Mail + Postage	\$500.00	\$0.00	\$150.00	\$1,048.66	\$351.44
Road Repair+Pave+Brush	\$12,250.00	\$5,973.21	\$5,973.21	\$1,752.65	\$2,105.15
Road Snow Plow + Sand	\$19,000.00	\$0.00	\$0.00	\$19,425.00	\$12,837.50
Insurance	\$9,400.00	\$0.00	\$0.00	\$9,393.20	\$9,392.20
Legal Costs + Fees	\$1,000.00	\$0.00	\$0.00	\$154.91	\$0.00
Beach Maint. + Recrea'n	\$750.00	\$1,230.32	\$1,670.32	\$688.01	\$4,582.95
Landscaping	\$1,000.00	\$700.00	\$2,100.00	\$700.00	\$0.00
Lake Maint. + Water	\$400.00	\$0.00	\$710.00	\$6,810.00	\$490.00
To Other LCIA Accnts	\$0.00	\$0.00	\$0.00	\$7,843.92	\$500.00
Road Improvement	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00
Website + Newsletter	\$250.00	\$0.00	\$0.00	\$115.01	\$0.00
Other Contingency	\$250.00	\$0.00	\$0.00	\$0.00	\$35.00
Miscellaneous Expense	\$0.00	\$0.00	\$0.00	\$225.00	\$0.00
Lake Dam	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00
Totals	\$53,650.00	\$8,062.38	\$11,093.96	\$51,052.46	\$31,574.79

General Fund Balance	
August 1 st 2018 Starting Balance	\$16,385.89
Total Year Income	\$36,066.49
Total Year Expense	(\$11,093.96)
Balance (thru 10/31/2018)	\$41,358.42

Other Accounts		
Special Checking Account	Special Use	\$9,613.93
LCIA Savings Account	Misc.	\$9,903.51
Lake Savings Account	Lake & Dam	\$6,310.59
	Total	\$25,828.03

L.C.I.A Treasurer's Report

October 2018

Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
6720				
Income				
Int. + Other LCIA Acnts	Interest	0.95	10/31/2018	10/31/2018
8600				
Income				
Donations Specific	In Memory of Albert Fyler - Glen and Kirsten D'Abate	100.00	5/9/2018	10/20/2018
Fund Raise	T-Shirt Sales	200.00	10/10/2018	10/20/2018
Fund Raise	Fall Social	614.00	10/10/2018	10/20/2018
Int. + Other LCIA Acnts	Interest	1.05	10/10/2018	10/10/2018
Other	Home Office Application - Kathleen Little 42 Circle Dr Check 1004	25.00	10/10/2018	10/20/2018
Expense				
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	158.85	10/3/2018	10/3/2018
Road Repair+Pave+Brush	Grade Roads - Gregory Peck -7/8 2018 - #1542	5973.21	10/8/2018	10/8/2018
Beach Maint. + Recrea'n	Slims & Berthiaume - Jul/Aug 2018- #1543	220.00	10/8/2018	10/8/2018
Beach Maint. + Recrea'n	Main Beach Fence Gate - #1544	1010.32	10/20/2018	10/25/2018
Landscaping	Landscaping - Gregory Peck -7/8/9 2018 - #1541	700.00	10/8/2018	10/8/2018
8960				
Income				
Int. + Other LCIA Acnts	Interest	0.63	10/10/2018	10/10/2018