

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

January 9, 2019

Board Members Present: Mike Panek, Tom Martin, Jacqueline Kennedy, Kathy Little, Carol Natitus, Seth Kaufman, Gerald Dufresne. Bob Corriveau and Kari Olson arrived after the start of the meeting. Alternates: Ken Garee, Bobby Guerin

Public in Attendance: Jean Panek, Suzanne Supina

Call to Order: Mike Panek called the meeting to order at 6:35 p.m.

Approval of Minutes: The minutes of the December 12 board meeting were reviewed. Tom Martin moved to approve the minutes, seconded by Seth Kaufman; approved unanimously with one abstention.

Gerald Dufresne made a motion, seconded by Bob Corriveau to move a piece of old business to prior to public comments. The motion passed.

Old Business: Suzanne Supina gave a presentation to the board on behalf of Hibu Website and Design company. She detailed the services provided and the cost. The board will review some websites designed by Hibu and decide on the best course of action for the LCIA website.

Comments from the public were solicited, none were made.

Approval of Treasurer's Report: The December treasurers report was reviewed. Gerald Dufresne made a motion, seconded by Tom Martin to accept the report. The vote passed unanimously.

Remarks by President: None at this time

Correspondence:

Mike Panek received correspondence from the lawyer representing the buyer for 22 Circle Drive. Mike also received correspondence from the realtor for 18 Armitage Court.

Kathy corresponded with Lisa Sweitzer regarding a missing tax bill on the property she recently purchased.

Chairperson's Reports:

Boat Launch and Boat Dock: Gerry reported that a spring has sprung at the boat launch and will have to be addressed in the spring.

Constable: Things have been quiet lately. There was some discussion regarding some shooting noises heard recently, Gerry is looking for the source.

Beaches: There is no change since last month. Greg Peck will do the clean up in the Spring. Kari reported that she has received a response to her letter to Frontier, they are looking in to the issue and will advise of the outcome.

Dam: There is nothing new to report, Kari advised she needs to follow up with Karl Asimovich.

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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Environmental Chairperson: No report.

Hall: No report.

Fund Raising: No report.

Road Chairperson: Last month the board supported the establishment of a Road Repair Chairperson to assess the road conditions and meet with contractors to oversee the repairs. Steve Little has volunteered to take the position. There is currently \$11,000 available for repairs. Mike will meet with Steve Little to discuss next steps.

Tax Collection: Tom Martin reported that the reminder letters for back taxes are prepared and ready to go out. Jacqueline will prepare a detailed list of taxpayers and what they owe. She will get it to Tom so he can get the letters out as soon as possible.

Website: The board discussed the presentation from Suzanne Supina and the pros and cons. Mike asked the board to review the websites from Hibu as well as the ones from the other website company that was presented last month. A decision will be made at the February meeting.

Old Business:

SURVEYING PROPERTY OWNERS: Mike made the requested changes to the postcard that he designed to survey LCIA residents about issues such as schedule for annual meetings, and priorities for improvements. One additional spelling error was noted. Mike will make the change and prepare the postcards for mailing. A discussion ensued whether we should wait to mail the postcards until we have the website redesigned. Tom Martin made a motion, seconded by Kathy Little to have the postcards mailed without waiting for a new website and for LCIA to cover the cost of printing and mailing. The vote passed with 1 opposing and 1 abstaining.

LAKE MAINTENANCE: The board needs to put a plan in place to fix the boat dock as soon as weather permits. In the mean time the property needs to be blocked off to limit our liability. Gerry will block off the property.

TREE REMOVAL: A certified letter has been sent to the property owner seeking reimbursement for the cost of removing the tree from the lake. The board will continue to follow up.

New Business: There was no new business to discuss. Mike Panek mentioned that he will not be available to attend the February meeting. Tom Martin will run the meeting in his place.

Adjournment: Bob Corriveau made a motion to adjourn, seconded by Tom Martin. The meeting adjourned at 8:25 pm.

L.C.I.A Treasurer's Report

December 2018

	Budget			Prior Years	
	2018-2019	December 2018	Year to Date	2017-2018	2016-2017
INCOME					
Taxes	\$48,800.00	\$1,183.44	\$35,650.79	\$22,943.95	\$23,982.37
Past Tax + Interest + Fees	\$3,500.00	\$21.56	\$2,809.51	\$6,567.27	\$6,445.41
Donations	\$0.00	\$25.00	\$2,527.50	\$5,513.00	\$5,954.52
Rent	\$350.00	\$0.00	\$0.00	\$350.00	\$175.00
Fund Raise	\$1,000.00	\$0.00	\$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	\$3.69	\$9.95	\$15.09	\$12.23
Other	\$0.00	\$0.00	\$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	\$1,233.69	\$41,836.75	\$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	\$166.09	\$756.65	\$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	\$0.00	\$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	\$0.00	\$1,670.32	\$688.01	\$4,582.95
Landscaping	\$1,000.00	\$0.00	\$2,100.00	\$700.00	\$0.00
Lake Maint. + Water	\$400.00	\$3,500.00	\$4,210.00	\$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	\$3,666.09	\$14,860.18	\$51,052.46	\$31,574.79

General Fund Balance	
August 1 st 2018 Starting Balance	\$16,385.89
Total Year Income	\$41,836.75
Total Year Expense	(\$14,860.18)
Balance (thru 12/31/2018)	\$43,362.46

Other Accounts		
Special Checking Account	Special Use	\$9,615.54
LCIA Savings Account	Misc.	\$9,905.50
Lake Savings Account	Lake & Dam	\$6,310.59
	Total	\$25,831.63

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December 2018

Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
6720				
Income				
Int. + Other LCIA Acnts	Interest	1.01	12/31/2018	12/31/2018
8600				
Income				
Int. + Other LCIA Acnts	Interest	3.69	12/10/2018	12/10/2018
Expense				
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	166.09	12/31/2018	12/31/2018
Lake Maint. + Water	Jonathon Paul - Final Removal of Tree from Lake - #1545	1750.00	12/12/2018	12/12/2018
Lake Maint. + Water	Kyle Paul - Final Removal of Tree from Lake - #1546	1750.00	12/12/2018	12/12/2018
8960				
Income				
Int. + Other LCIA Acnts	Interest	0.79	12/10/2018	12/10/2018