

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

1 Lake Chaffee Board Meeting

2  
3 April 10, 2019

4  
5 **Board Members Present:** Mike Panek, Kathy Little, Jacqueline Kennedy, Marty Connors, Carol  
6 Natitus, Seth Kaufman. Alternates: Ken Garee, Toni Guerin  
7 Board Members Absent: Tom Martin, Kari Olson, Bob Corriveau, Gerald Dufresne. Alternate Bobby  
8 Guerin

9 **Public in Attendance:** Lise Silverstein, Ralph Sherman

10  
11 **Call to Order:** Mike Panek called the meeting to order at 6:37 p.m. Carol Natitus made a motion,  
12 seconded by Kathy Little, to seat alternate Ken Garee. Ken was seated.

13  
14 **Approval of Minutes:** The minutes of the March 13 board meeting were reviewed. One correction  
15 was noted on line 32. Seth Kaufman made a motion, seconded by Ken Garee to accept the  
16 amended minutes. The vote passed with 1 abstention and all others approving.

17  
18 Mike Panek made a request to move the Remarks by President to before the Treasurers Report.  
19 Kathy Little made a motion, seconded by Seth Kaufman to change the order of the agenda and  
20 move the Remarks by President. The motion passed unanimously.

21  
22 **Remarks by President:** Mike expressed concerns regarding a possible lack of involvement and  
23 follow-up by Board members. He cited instances where Board members volunteered to perform a  
24 task and did not follow through. He encouraged all Board members to take responsibility for follow-  
25 through on actions the Board has decided upon. See Mikes comments in the attached document.

26  
27 **Approval of Treasurer's Report:** The March treasurers report was reviewed. Kathy questioned the  
28 odd amount of tax money that was collected in March as the tax amount is \$200. Jacqueline  
29 responded that that was what came in. Mike presented a document showing the differences in the  
30 tax money that was recorded as current tax collections and had questions about the odd amounts  
31 and the amounts still not paid. Jacqueline responded that sometimes the taxes collected for the  
32 current year are odd amounts, it's not always in \$200 increments. Mike also questioned the small  
33 amount that has been paid for the insurance. By this time last year the payments were much  
34 higher. Ken Garee stated that in the past we did not receive our insurance bills when expected and  
35 he had to call the Insurance Agent to get them. Jacqueline said she would call the Insurance Agent  
36 tomorrow (April 11) to find out if we should have received another tax bill; she will report back to  
37 Mike. Ken Garee made a motion, seconded by Carol Natitus to accept the February report. The  
38 vote passed unanimously.

39  
40 **Comments from the public:** There were no public comments

41  
42 **Correspondence:** Mike received correspondence from a Realtor representing a potential buyer for  
43 18 Lakeview Dr. Their concern was an Ordinance requiring paving or oiling of the driveway. The  
44 ordinances were reviewed and found 18 Lakeview is not affected by this ordinance. Kathy Little  
45 offered to draft a letter to be sent to the Realtor.

## LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

46 Mike received a call from Kay Warren regarding the neighbor's truck continuing to leave oil on road  
47 at the end of Amidon Drive. Marty Connors agreed to draft a letter to be sent to the residents on  
48 Amidon.

49 Mike received correspondence from a member on Armitage Court regarding a catch basin that is  
50 backing up. The issue will be addressed.

51 Jacqueline received an email from a member who owns 1 lot and would like to know what they can  
52 do with it.

53

54

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

55 **Boat Launch and Boat Dock:** Gerry was not present. Kathy reported that she put up the caution  
56 tape to block the entrance to the boat dock but there is still has a pile of old wood there that needs  
57 to be removed. Kathy volunteered to have someone remove it; Mike suggested she contact Gerry  
58 to inquire if he wants his metal framing back. Kathy agreed to contact Gerry and follow through on  
59 getting the pile removed.

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

61 **Beaches:** There is no change since last month.

62 **Dam:** Kari was not present. Mike reported that he called Karl Acimovic to inquire about the status  
63 of our Emergency Preparedness document filing. Karl advised that a lot of the work is done and he  
64 would have it finished in two weeks. Marty reported that he and Jeff Cosman removed the syphon  
65 pipe from the dam.

66 **Environmental Chairperson:** Ralph Sherman asked the board for permission to perform the 3  
67 annual water tests beginning in June. Kathy made a motion, seconded by Carol to allow Ralph to do  
68 the water testing as usual.

69 A discussion followed regarding the issue of controlling the population of Canada Geese, since the  
70 breeding season is approaching. Toni Guerin had completed research regarding regulations and  
71 methods for addling eggs. She emphasized that the most important point to communicate to  
72 everyone owning property on or near the lake is that they should not feed the geese. Toni  
73 requested volunteers to help search for nests on the two islands as we have a permit from the State  
74 to addle the eggs in the nests but it will require more than 2 people to perform this job. The geese  
75 will fight anyone who gets near the nest. Marty Connors agreed to help get the task done. Toni  
76 agreed to advise the Board regarding further management of the goose population.

77 **Hall:** The hall was been rented on 3/30/2019. The holding tank was emptied the week before and  
78 the rental had no issues. Kathy asked if some funds could be appropriated to fix the bathrooms.  
79 They are old and need painting and the fixtures should be replaced. Additionally, the water pipes  
80 may need replacing. Mike will contact someone to get an estimate as to the cost to do the work.

81 **Fund Raising:** Lise Silverstein reported on the progress of the 2 upcoming fundraising opportunities  
82 for LCIA. The first is the 2<sup>nd</sup> annual Cinco de Mayo party to be held on Saturday May 4. The flyers  
83 will be distributed this week; some signs have been put up around the lake. We are hoping for  
84 another good turnout.

85 The second event is the Craft/Bake/Plant sale to be held on Saturday June 29, 2019. Lise has had  
86 great luck soliciting local crafters and has collected \$310 in table reservations from vendors. The  
87 goal was \$200 in vendor fees so she has already surpassed this goal and is hopeful to get more  
88 vendors. Lise will be looking to the board members for donations of baked goods and volunteers to  
89 help on the day of the event. Jean Panek will be asked to secure a Porta-a-Potty for use at the hall  
90 that day. Board members were encouraged to talk up the Craft Fair with residents, since a large

## LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

91 turn-out would provide a profitable event for the vendors, and increase the possibility of support  
92 for future events.

93 **Road Chairperson:** Mike reported that LCIA has received three proposals for repairs and paving for  
94 several sections of LCIA roads. The estimates we received were all much higher than we  
95 anticipated. There was discussion among board members, and it was agreed that expenses of that  
96 magnitude were not sustainable given the current state of Association finances. Mike said he would  
97 explore ways to make repairs more selectively, and in smaller sections of road in an effort to  
98 address this issue.

99 **Tax Collection:** Mike reiterated to the Board members that LCIA does not exist if we don't collect  
100 the tax money that is due. We did not follow up last year and this year we have still not followed up  
101 on the past due taxes. Tom and Mike are still waiting for a detailed list of what has been paid and  
102 what is still owed, including any interest and fees. This is currently one of our highest priorities and  
103 this issue needs to be addressed.

104 **Website:** Jacqueline has completed he work on the new website and it is up and running. Kudos to  
105 Jacqueline for great improvements to the Website.

106  
107 **Old Business:** The drain on Amidon Drive was cleaned out and this has made an improvement in  
108 the drainage issue. The puddle came back with the next rain storm but dissipated in less than 8  
109 hours. We will continue to monitor the drain.

110 Mike reported he is still waiting for a letter that Kari agreed to draft to attempt to recoup the cost of  
111 the tree removal.

112 The telephone pole that was installed on Mothers Beach without LCIA permission is still up but no  
113 wires have been attached. Kari Olson as not present to report if she followed up with Frontier  
114 Communications.

115  
116 **New Business:** The issue of use of golf carts on Association Roads was raised again. Marty Connors  
117 agreed to research and report on the status of golf carts vis-a-vis Connecticut State statutes. Kathy  
118 Little will research the process to amend our current Ordinances.

119  
120 **Adjournment:** Carol Natitus made a motion to adjourn, seconded by Marty Connors. The meeting  
121 adjourned at 8:36 pm.

Awhile back I gave my ....There is no "I" in team" speech...stating that there was an "E" for effort, and an "A" for accountability.....I understand that everyone has busy lives, and busy schedules, but we all volunteered to be on this Board to ensure Lake Chaffee will survive and remain the private lake community it currently is.

Over the past two years there has been many changes and good things that came from those changes, but I am increasingly concerned that things are not being carried out, acted on, or forgotten altogether, some of which will be discussed during tonight's meeting. We need involvement, not just the Board members but residents as well. No need to finger point because we are all at fault.

Case in point, when was somebody on this Board going to question me about the postcards that were to be sent in December to poll the residents? No need for anyone to answer, it never happened, why? because I wanted to wait for the new website to activate so I could add it to the cards. That said we all must keep records, take notes, be involved, ask questions, present ideas.....because if we don't we will lose our lake and privacy, and our investment, and our homes here will be diminished.

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

March 2019

	Budget			Prior Years	
	2018-2019	March 2019	Year to Date	2017-2018	2016-2017
<b>INCOME</b>					
Taxes	\$48,800.00	\$45.44	\$36,443.39	\$22,943.95	\$23,982.37
Past Tax + Interest + Fees	\$3,500.00	\$204.56	\$3,062.09	\$6,567.27	\$6,445.41
Donations	\$0.00	\$0.00	\$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	\$2.78	\$19.60	\$15.09	\$12.23
Other	\$0.00	\$100.00	\$125.00	\$7,843.92	\$100.00
From Other LCIA Accounts	\$0.00	\$0.00	\$0.00	\$3,205.00	\$0.00
<b>Totals</b>	<b>\$53,650.00</b>	<b>\$352.78</b>	<b>\$42,991.58</b>	<b>\$48,091.23</b>	<b>\$36,829.53</b>
<b>EXPENSE</b>					
Hall Bldg Maint. + Septic	\$750.00	\$361.59	\$361.59	\$725.00	\$0.00
Hall Utilities (Elec + Heat)	\$2,250.00	\$238.86	\$1,183.69	\$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	\$5,500.00	\$9,750.00	\$19,425.00	\$12,837.50
Insurance	\$9,400.00	\$1,769.00	\$1,956.00	\$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	\$0.00	\$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	\$5,000.00	\$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	\$500.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$53,650.00</b>	<b>\$7,869.45</b>	<b>\$32,854.81</b>	<b>\$51,052.46</b>	<b>\$31,574.79</b>

General Fund Balance	
August 1 <sup>st</sup> 2018 Starting Balance	\$16,385.89
<b>Total Year Income</b>	<b>\$42,991.58</b>
<b>Total Year Expense</b>	<b>(\$32,854.81)</b>
<b>Balance (thru 3/31/2019)</b>	<b>\$26,522.66</b>

Other Accounts		
Special Checking Account	Special Use	\$9,617.89
LCIA Savings Account	Misc.	\$14,884.78
Lake Savings Account	Lake & Dam	\$6,810.59
	<b>Total</b>	<b>\$31,313.26</b>

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

March 2019

## Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
<b>6720</b>				
<b>Income</b>				
Int. + Other LCIA Acnts	Interest	1.52	3/30/2019	3/30/2019
<b>Expense</b>				
Other Contingency	Safety Deposit Box - automatic withdrawal	25.00	3/1/2019	3/1/2019
<b>8600</b>				
<b>Income</b>				
Int. + Other LCIA Acnts	Interest	2.78	3/9/2019	3/9/2019
Other	Bob Bickford - Partial repayment for tree removal from the lake.	100.00	2/26/2019	3/16/2019
<b>Expense</b>				
Hall Bldg Maint. + Septic	Admiral Septic - #1548	361.59	3/7/2019	3/13/2019
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	238.86	3/1/2019	3/1/2019
Road Snow Plow + Sand	Snow Removal - Gregory Peck - #1549	5500.00	3/7/2019	3/13/2019
Insurance	STATE AUTO COS PAY (online payment)	1769.00	3/19/2019	3/19/2019
<b>8960</b>				
<b>Income</b>				
Int. + Other LCIA Acnts	Interest	0.74	3/9/2019	3/9/2019