

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

May 8, 2019

Board Members Present: Mike Panek, Kathy Little, Tom Martin, Marty Connors, Carol Natitus, Bob Corriveau, Gerald Dufresne Alternates: Ken Garee, Toni Guerin, Bobby Guerin

Board Members Absent: Seth Kaufman, Kari Olson, Jacqueline Kennedy

Public in Attendance: Lise Silverstein, Ralph Sherman, Bonnie Sherman, Jean Panek, Laura Rathbun

Call to Order: Mike Panek called the meeting to order at 6:38 p.m.

Approval of Minutes: The minutes of the April 10 board meeting were reviewed. Corrections were noted on lines 37 and 77. Carol Natitus made a motion, seconded by Marty Connors to accept the amended minutes. The vote passed with 3 abstaining and all others approving.

Comments from the public: Lise Silverstein asked if a road sign could be put up for the Rt 89 end of Armitage Court as the one that was there is not there any longer. Gerry Dufresne said he has a signpost and will take care of getting it installed with the road name on it. Laura Rathbun volunteered to clear the weeds from the location where the sign will go.

A member asked if the new/revised Charter could be put up on the website. Mike Panek said he will get that Charter to Jacqueline Kennedy for posting to the website.

Remarks by President: There were no Presidents remarks

Approval of Treasurer's Report: Jacqueline was not present but emailed the March treasurers report. After review it was noted that the Insurance bill had been paid but there was no final payment for snow plowing posted. Also noted was a \$20 Miscellaneous Expense on 4/25/2019 for a Lien which should be recorded under Legal Costs & Fees rather than under Miscellaneous Expense. Mike will ask Jacqueline to change that. Gerry Dufresne made a motion, seconded by Marty Connors to accept the April report. The vote passed unanimously.

Correspondence: Mike received correspondence from the Little's at 42 Circle Drive concerning some issues at 41 Circle Drive. The septic system was replaced the week of April 22 and there was a tri-axle vehicle used on the road multiple times which has increased the damage on Circle Drive. Additionally, there is a sump pump which is draining onto Circle Drive and running down Circle Drive to Deerfield Drive and has caused a lot of damage to both roads. Mike has made initial contact with the Realtor in control of the property and will follow up with him to discuss compensation.

Mike received a letter from Ann Nollette about the possibility of holding line dance classes at the hall. The Board will need more details to respond to her request correctly.

Sue Caulkin contacted Mike about a picnic table she would like to donate to LCIA for Main Beach. The Board thanks her and happily accepts her generous offer.

Mike received an email from a member about the activity on Mother's Beach. There has been a rowboat parked there as well as some Kayaks. Also, there appears to be a "rut" in the sand. Jean

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46 and Mike indicated that the rut is due to the drainpipe on the beach and that it will be addressed
47 with the Spring cleanup.

48 Ralph Sherman reported to Mike that the drain on Amidon Drive is draining properly since it was
49 emptied. It will continue to be monitored.

50 Mike again received correspondence from Kay Warren regarding a vehicle leaking oil on
51 Amidon Drive, as well as an issue with where the neighbors are parking their vehicles. Mike will
52 contact the homeowner regarding parking on Association roads and oil discharging.

53 Gerry reported that he has been receiving several anonymous emails from someone about the
54 ATVs on the roads. Gerry was able to speak with one ATV rider and advised him that he needs to
55 discontinue use on the Association roads.

56 Tom received an inquiry from a lawyer regarding the back taxes for 22 Circle Drive. Tom will
57 follow up with Jacqueline to get the exact numbers and ensure that the lien is up to date.
58

59 **Chairperson's Reports:**

60 **Boat Launch and Boat Dock:** Gerry reported that the neighbor is encroaching on the boat launch
61 property both via the waterfront and the land access. Mike will contact the homeowner to address
62 the encroachment. Gerry also reported that he has blocked off the water access on the boat
63 launch because of the saturation of the land, vehicle traffic will cause irreparable damage to the
64 property. Additionally, the dock has fallen in and needs to be put back on the stilts. At the boat
65 dock Gerry has removed all of the wood and metal and put up new caution tape across the
66 waterfront.

67 **Constable:** Other than the ATVs there is nothing to report.

68 **Beaches:** Greg Peck has been contacted about cleaning up the leaves and debris; it will be
69 completed before Memorial Day weekend. A Port-a-Potty will be in place at both beaches in time
70 for Memorial Day weekend and the sand will be raked. The ropes need to be put into place at both
71 beaches and the Main Beach raft needs to be retrieved and put back at Main Beach.

72 **Dam:** Mike has not heard back from Karl Acimovich but will reach out to him again for a progress
73 report.

74 **Environmental Chairperson:** Ralph Sherman had nothing new to report. He mentioned that there
75 does not seem to be a lot of geese this year. Toni Guerin said she and Bobby will go back to the
76 island to try to find a nest and eggs. They will continue to keep an eye on the geese population.

77 **Hall:** Kathy Little reported that the hall will be rented on 5/19/2019. Tom will check the holding
78 tank to determine if it should be emptied prior to the event. Mike Panek reported that he
79 contacted someone for an estimate for the bathroom remodel and the cost for the 2 new
80 bathrooms is \$2300. Kathy Little made a motion, seconded by Carol Natitus, to allocate \$2300 from
81 the Pirzl fund to renovate the bathrooms.

82 **Fund Raising:** Lise Silverstein reported that the Cinco de Mayo party which was held on May 4 was a
83 success, although there were fewer in attendance, a fun time was had by all and \$340 was raised for
84 LCIA. Lise reminded the board that the next event is the Craft/Bake/Plant sale on June 29. Lise is
85 still looking for volunteers to help make this a successful event. There are several vendors signed up
86 for both inside and outside spaces. Flyers will be distributed to local businesses and signs will be
87 put up around Ashford and the surrounding towns. Lise reminded the board members that she will
88 be looking to them for donations of baked goods and volunteers to help on the day of the event.
89 Jean Panek has secured a Porta-a-Potty for use at the hall that day.

90 **Road Chairperson:** Mike reminded the Board that LCIA has received three proposals for repairs and
91 paving for several sections of LCIA roads. The estimates we received were higher than we

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92 anticipated. Mike will work with Steve to come up with a plan to make repairs more selectively, and
93 in smaller sections of roads in an effort to address this issue.

94 **Tax Collection:** Tom and Mike are still waiting for a detailed list of what has been paid and what is
95 still owed, including any interest and fees.

96 **Website:** nothing new to report

97
98 **Old Business:** Mike reported he is still waiting for a letter that Kari agreed to draft to attempt to
99 recoup the cost of the tree removal.

100 The telephone pole that was installed on Mothers Beach without LCIA permission is still up but
101 no wires have been attached. Kari Olson was not present to report if she followed up with Frontier
102 Communications. Tom Martin will contact Kari to get an update on both the tree letter and the
103 Frontier follow up.

104 Mike reminded the board that in March we offered to look into some help with the damage that
105 was done to the driveway at 41 Westford Drive due to an overflowing culvert on Union Drive. Tom
106 Martin made a motion, seconded by Marty Connors, to allocate \$100 to assist with the repair.

107 Marty Connors researched the CT general statutes regarding golf cart usage on roads. The
108 statutes state that golf carts are not required to be registered. The cart has to be driven under 25
109 mph and cannot be used after dark. They can be approved by municipalities for use. However, Tom
110 Martin and Gerry Dufresne advised the Board that the Town of Ashford does not permit the use of
111 golf carts on town roads. At this time LCIA will not amend the existing ordinances to allow golf
112 carts.

113
114 **New Business:** Kathy Little reminded the board that the summer newsletter will be going out this
115 month and we need to decide on the summer activities and the dates. The Poker Run will be held
116 on Saturday July 27. The annual Boat Parade will take place on July 4, rain date the following
117 Saturday (July 6). The summer newsletter will advise the members that at the June summer
118 meeting the board will ask the members present for suggestions for new days/times for the 3
119 summer meetings. A vote will be taken at the July meeting to decide on the new day/time for the
120 summer meetings beginning in 2020.

121
122 At 8:11 Mike requested a motion to move the BOD into Executive Session. The public was dismissed
123 and Gerry Dufresne made a motion, seconded by Marty Connors to go into executive session to
124 discuss the current tax situation. Tom Martin made a motion, seconded by Gerry Dufresne, to
125 come out of executive session at 8:27.

126
127 **Adjournment:** Bob Corriveau made a motion to adjourn, seconded by Carol Natitus. The meeting
128 adjourned at 8:40 pm.

L.C.I.A Treasurer's Report

April 2019

	Budget			Prior Years	
	2018-2019	April 2019	Year to Date	2017-2018	2016-2017
INCOME					
Taxes	\$48,800.00	\$400.00	\$36,834.39	\$22,943.95	\$23,982.37
Past Tax + Interest + Fees	\$3,500.00	\$30.00	\$3,101.09	\$6,567.27	\$6,445.41
Donations	\$0.00	\$5.00	\$2,532.50	\$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	\$2.39	\$21.99	\$15.09	\$12.23
Other	\$0.00	\$0.00	\$125.00	\$7,843.92	\$100.00
From Other LCIA Accounts	\$0.00	\$0.00	\$0.00	\$3,205.00	\$0.00
Totals	\$53,650.00	\$437.39	\$43,428.97	\$48,091.23	\$36,829.53
EXPENSE					
Hall Bldg Maint. + Septic	\$750.00	\$395.00	\$756.59	\$725.00	\$0.00
Hall Utilities (Elec + Heat)	\$2,250.00	\$460.36	\$1,644.05	\$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	\$1,435.73	\$7,408.94	\$1,752.65	\$2,105.15
Road Snow Plow + Sand	\$19,000.00	\$0.00	\$9,750.00	\$19,425.00	\$12,837.50
Insurance	\$9,400.00	\$6,185.20	\$8,141.20	\$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	\$346.71	\$346.71	\$115.01	\$0.00
Other Contingency	\$250.00	\$0.00	\$0.00	\$0.00	\$35.00
Miscellaneous Expense	\$0.00	\$45.00	\$45.00	\$225.00	\$0.00
Lake Dam	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00
Totals	\$53,650.00	\$8,868.00	\$41,722.81	\$51,052.46	\$31,574.79

General Fund Balance	
August 1 st 2018 Starting Balance	\$16,385.89
Total Year Income	\$43,428.97
Total Year Expense	(\$41,722.81)
Balance (thru 4/30/2019)	\$18,092.05

Other Accounts		
Special Checking Account	Special Use	\$9,618.73
LCIA Savings Account	Misc.	\$14,886.25
Lake Savings Account	Lake & Dam	\$6,810.59
	Total	\$31,315.57

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April 2019

Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
6720				
Income				
Int. + Other LCIA Acnts	Interest	1.47	4/30/2019	4/30/2019
8600				
Income				
Int. + Other LCIA Acnts	Interest	2.39	4/10/2019	4/10/2019
Expense				
Hall Bldg Maint. + Septic	Skips Wastewater Services - #1550	395.00	3/29/2019	4/2/2019
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	224.54	4/1/2019	4/1/2019
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	235.82	4/30/2019	4/30/2019
Road Repair+Pave+Brush	Cleain out culvert - Creative Designs - #1554	1435.73	4/23/2019	4/29/2019
Insurance	Marc D Glass Ins : Liability - #1553	6185.20	4/18/2019	4/19/2019
Website + Newsletter	Website Hosting/Domain Renewal 2018/2019 (3 yr). SSL Certificate (2 yr) - Jacqueline Kennedy - #1551	346.71	4/7/2019	4/8/2019
Miscellaneous Expense	Lien Addition - Town of Ashford - #1552	20.00	4/17/2019	4/25/2019
Miscellaneous Expense	Advert for craft fair - Lise Silverstein - #1556	25.00	4/23/2019	4/30/2019
8960				
Income				
Int. + Other LCIA Acnts	Interest	0.84	4/10/2019	4/10/2019