

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

1 **Lake Chaffee Board Meeting**

2 June 12, 2019

3
4 **Board Members Present:** Mike Panek, Tom Martin, Kathy Little, Carol Natitus
5 Gerry Dufresne, Kari Olson, Bob Corriveau, Ken Garee, Marty Connors, Toni Guerin

6
7 **Board Members Absent:** Seth Kaufman, Jacqueline Kennedy, Bobby Guerin

8
9 **Public in Attendance:** Lise Silverstein, Phil Silverstein, Ralph Sherman, Bonnie Sherman, Laura
10 Mahon, Dan Robinson

11
12 **Call to Order:** Mike Panek called the meeting to order at 6:39 p.m.

13
14 **Approval of Minutes:** The minutes of the May 8 board meeting were reviewed. Corrections
15 identified on line 21 and line 26. Tom Martin moved to accept, seconded by Bob Corriveau, passed
16 with 1 abstaining.

17
18 **Comments from the public:** There were no public comments.

19
20 **Approval of Treasurer's Report:** The Treasurer's report was sent to the Board, but the Treasurer
21 was not in attendance. Mike Panek noted that there did not appear to be updates to the amount
22 of taxes collected, and there were about 60 delinquent tax payers, but no full list of residents who
23 still owed taxes. He stated that this information was needed by Tom Martin for him to take action
24 to collect those arrears.

25
26 Mike stated that LCIA was under-budget for road repairs and snow removal. There were some line
27 items that may be categorized incorrectly; the \$5000 allocated for road repair, the \$400
28 miscellaneous expense which appears to be the cost for placing liens, and the \$4000 lake
29 maintenance. The report was tabled by the Board pending further information from the Treasurer.

30
31 **Remarks by the President:** Thanks to Kathy Little for her work to produce the LCIA Newsletter.
32 Kudos.

33
34 **Correspondence:** Several items of correspondence were discussed:

35
36 Rick Pasquarelli regarding his concerns about water quality and the recent algae bloom.

37
38 Laura Mahon & Dan Robinson regarding reduced access to Mothers Beach due to a resident parking
39 a trailer on Oak Drive; also a large number of uncovered containers containing garbage. Laura will
40 take this up with the Town of Ashford. Mike will send a letter to the owner, and follow up.

41
42 Kay Warren regarding oil stains from vehicles parking on/near her property. Mike met with all the
43 residents regarding the issue. Tracy Smith advised Mike she would have her husband clean up the
44 oil.

45

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46 A letter from Doug Nunn regarding 40 Deerfield. He has power of attorney for the resident, and he
47 requested that all correspondence be sent to his address in Florida.

48
49 Kim Howlett of 124 Lakeview regarding 9 lots on Squirrel Drive; what would the fees for those
50 properties be if she purchased them as a unit. They would be taxed as one provided they were all
51 deeded the same.

52 **Chairperson's Reports:**

53
54
55 **Boat Launch and Boat Dock:** The boat dock is still in the water; it will be repaired as soon as the
56 Constable's son's backhoe has been repaired and returned to service. In the meantime, the entire
57 launch area has been blocked off. Caesar Barrios continues to encroach on the Boat Launch
58 property. Mike sent a letter to the resident asking him to cease and desist, but he received no
59 response. The Board discussed several actions, including having the property staked out, or
60 installing a fence. Gerry Dufresne spoke to a surveyor to determine the cost to survey the property
61 and stake it. The cost is \$1200. Kathy Little made a motion that the Board retains the surveyor to
62 measure and stake out the property line, however we request a copy of his insurance certificate
63 before the survey begins. The motion was seconded by Tom Martin and passed unanimously by the
64 Board. Gerry Dufresne will contact him to obtain the insurance certificate and move forward with
65 the survey.

66
67 **Beaches:** A report on the beaches was prepared and submitted by Jean Panek and read by Mike.
68 Report is attached.

69
70 There was an issue with a float at Mothers Beach possibly interfering with the placement of the
71 buoys. Mike asked the Board for guidance. The Board agreed the Buoys need to go up for
72 insurance reasons and the float needs to be moved outside of the buoys as it is privately owned.

73
74 **Dam:** There was a misunderstanding regarding who would be taking action regarding the
75 emergency plan being prepared by Karl Acimovich. Kari agreed to follow up with Karl to complete
76 the plan. Gerry Dufresne volunteered to mow the dam.

77
78 **Environmental Chairperson:** Ralph Sherman discussed his report on the latest algae bloom on the
79 lake. He sent samples for testing and the results indicated that the preponderance of algae was
80 spirogyra, which is unsightly but not dangerous; however there was a small percentage of blue-
81 green algae, which can be harmful if it comes in direct contact with people or animals. Ralph
82 warned the Board that residents should be made aware of the following:

- 83 • Do not panic – the current levels are not hazardous, and are likely to go down;
- 84 • Do not use any lawn fertilizers, particularly those containing phosphorous;
- 85 • Pick up after your dog – do not throw it in the lake;
- 86 • Put goose droppings in the garbage, do not allow them to get into the lake.

87 Ralph is also exploring the possibility of engaging UConn biology or environmental science students
88 to conduct on-going monitoring of algal levels over time.

89

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90 **Tax Collections:** Tom Martin identified ten residents who owed over \$900 in back taxes. The LCIA
91 attorney will send a letter to each. Tom will also send a courtesy notice from the Board alerting
92 residents in that group that they should expect to be contacted by the attorney. Tom will also send
93 a notice to residents whose arrears are of lesser amounts that the LCIA is intent on receiving
94 payment.
95

96 On another matter, the LCIA has received ownership of a small lot on Squirrel Drive. LCIA can take
97 over the property via a lien auction. The Board agreed to proceed with this process.
98

99 **Fund Raising:** There will be a Craft Fair on June 29th. We need to have flyers distributed to the
100 wider Ashford community to promote interest and make this a successful experience for vendors.
101 Volunteers are needed to staff booths, help vendors set up and move their products; and baking
102 items for sale. So far 18 tables have been committed; and \$475 in vendor registrations has been
103 collected.
104

105 **Road Chairperson:** Mike has been in touch with a local contractor (Hipsky) who gave an estimate
106 to grade all the dirt roads in the Association for \$2000 a day and \$500 for material. He anticipates it
107 will take 2 days to complete. Additionally, Mr. Hipsky will provide LCIA with an estimate for
108 repairing 2 sections of Oak Drive, 1 section of Armitage Court, and 1 section of Ashford Drive, with
109 asphalt overlay.
110

111 **Hall:** The Hall was rented on May 19th with no issues.
112

113 **Old Business:** Kari Olsen agreed to two issues: 1) sending a follow up letter regarding the \$3900.
114 outstanding for removal of the fallen tree from the lake, and 2) following up with Frontier to obtain
115 their action to remove the telephone that had been installed illegally on LCIA property.
116

117 The property at 41 Circle Drive is continuing to drain the sump pump onto Circle Drive. Mike
118 reached out to Sheldon Haig, the owner of the Realtor Company. Mr. Haig advised that he has been
119 unable to get someone to come out and remedy the situation. Mike advised Mr. Haig that the
120 property owner is liable for the damage to the roads and Mike will be providing him with that figure
121 in the coming days.
122

123 **New Business:** No new business.
124

125 Kathy Little made a motion to go into Executive session, seconded by Bob Corriveau. At 8:35 the
126 LCIA BOD went into executive session.
127

128 Kathy Little made a motion to come out of Executive Session, seconded by Marty Connors. At 8:45
129 the LCIA BOD concluded the executive session
130

131 **Adjournment:** Gerry Dufresne made a motion to adjourn, seconded by Kari Olson. The meeting
132 adjourned at 8:45.

6/12/2019

MAIN BEACH:

Greg Peck has done the cleanup at Main Beach
Roto tilling sand Greg Peck is scheduled for next week
Porta potty was delivered
Buoys were installed
Float returned to buoy area (Thank you for whoever did this)

MOTHERS BEACH:

Cleanup complete, rut repair next week
Boat and kayaks are being stored lake side on the beach. Please advise on remedies??
Porta potty was delivered
Buoys need to be installed (hoping this weekend to have that done). Float with slide may impede installation.

JEAN PANEK

MAIN AND MOTHER BEACH CHAIRPERSON

L.C.I.A Treasurer's Report

May 2019

	Budget			Prior Years	
	2018-2019	May 2019	Year to Date	2017-2018	2016-2017
INCOME					
Taxes	\$48,800.00	\$532.75	\$37,085.14	\$22,943.95	\$23,982.37
Past Tax + Interest + Fees	\$3,500.00	\$896.53	\$4,279.62	\$6,567.27	\$6,445.41
Donations	\$0.00	\$0.00	\$2,532.50	\$5,513.00	\$5,954.52
Rent	\$350.00	\$175.00	\$175.00	\$350.00	\$175.00
Fund Raise	\$1,000.00	\$340.00	\$1,154.00	\$1,653.00	\$160.00
Website + Newsletter	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Int. + Other LCIA Accnts	\$0.00	\$1.63	\$23.62	\$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	\$1,945.91	\$45,374.88	\$48,091.23	\$36,829.53
EXPENSE					
Hall Bldg Maint. + Septic	\$750.00	\$395.00	\$1,151.59	\$725.00	\$0.00
Hall Utilities (Elec + Heat)	\$2,250.00	\$102.00	\$1,746.05	\$2,105.19	\$1,082.81
Office Expense	\$350.00	\$0.00	\$0.00	\$65.91	\$197.74
Mail + Postage	\$500.00	\$76.00	\$226.00	\$1,048.66	\$351.44
Road Repair+Pave+Brush	\$12,250.00	\$0.00	\$7,408.94	\$1,752.65	\$2,105.15
Road Snow Plow + Sand	\$19,000.00	\$3,250.00	\$13,000.00	\$19,425.00	\$12,837.50
Insurance	\$9,400.00	\$0.00	\$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	\$0.00	\$346.71	\$115.01	\$0.00
Other Contingency	\$250.00	\$0.00	\$0.00	\$0.00	\$35.00
Miscellaneous Expense	\$0.00	\$425.00	\$470.00	\$225.00	\$0.00
Lake Dam	\$500.00	\$0.00	\$500.00	\$0.00	\$0.00
Totals	\$53,650.00	\$4,248.00	\$45,970.81	\$51,052.46	\$31,574.79

General Fund Balance	
August 1 st 2018 Starting Balance	\$16,385.89
Total Year Income	\$45,374.88
Total Year Expense	(\$45,970.81)
Balance (thru 5/31/2019)	\$15,789.96

Other Accounts		
Special Checking Account	Special Use	\$9,619.52
LCIA Savings Account	Misc.	\$14,887.77
Lake Savings Account	Lake & Dam	\$6,810.59
	Total	\$31,317.88

L.C.I.A Treasurer's Report

May 2019

Transaction Detail

Account No. // Tran Type	Description	Amount	Check Date	Transaction Date
6720				
Income				
Int. + Other LCIA Accts	Interest	1.52	5/31/2019	5/31/2019
8600				
Income				
Rent	Hall Rental - Stephanie M Fichera - 3/30/2019	175.00	2/14/2019	5/4/2019
Fund Raise	Craft Fair - Jean S Haines - Marie Joyner	30.00	4/6/2019	5/4/2019
Fund Raise	Craft Fair - Elizabeth C Savage - Bryndis Andrade	30.00	4/7/2019	5/4/2019
Fund Raise	Craft Fair - Michelle M Tharp - David O Tharp	25.00	3/22/2019	5/4/2019
Fund Raise	Craft Fair - Dan Rackliffie - Jane Rackliffie	60.00	4/3/2019	5/4/2019
Fund Raise	Craft Fair - Phipip Silverstein - Lise M Silverstein	25.00	4/7/2019	5/4/2019
Fund Raise	Craft Fair - Bonnie Archambault	60.00	4/6/2019	5/4/2019
Fund Raise	Craft Fair - Gail Dunnrowicz	30.00	4/6/2019	5/4/2019
Fund Raise	Craft Fair - Kathleen M Little	50.00	4/7/2019	5/4/2019
Fund Raise	Craft Fair - Jeffery M Cosman	30.00	4/13/2019	5/4/2019
Int. + Other LCIA Accts	Interest	1.63	5/10/2019	5/10/2019
Expense				
Hall Bldg Maint. + Septic	Skips Wastewater Services - #1560	395.00	5/28/2019	5/31/2019
Hall Utilities (Elec + Heat)	Eversource UTIL PYMT	102.00	5/31/2019	5/31/2019
Mail + Postage	P.O. Box - 1 year rent payment - #1559	76.00	5/7/2019	5/7/2019
Road Snow Plow + Sand	Snow Removal - Gregory Peck - #1555	3250.00	4/23/2019	5/1/2019
Miscellaneous Expense	Lien Addition - Town of Ashford - #1558	400.00	4/24/2019	5/1/2019
Miscellaneous Expense	Advert for craft fair - Ashford Citizen - #1557	25.00	4/23/2019	5/30/2019
8960				
Income				
Int. + Other LCIA Accts	Interest	0.79	5/10/2019	5/10/2019