

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting – August 2019

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Date of Meeting: August 14, 2019

Board Members Present: Mike Panek, Tom Martin, Marty Connors, Laura Rathbun, Gerry Dufresne, Kathy Little, Carol Natitus, Kari Olson, Phil Silverstein, Bob Corriveau, Ken Garee (alt), Toni Guerin (alt) Seth Kaufman (alt).

Board Members Absent:

Public in Attendance: Lise Silverstein, Ralph Sherman

1. Call to Order: Mike Panek called the meeting to order at 6:31.

2. Approval of Minutes: The minutes for the July 10th Board Meeting were reviewed and discussed. Kathy Little made a motion to accept the minutes, seconded by Gerry Dufresne and passed unanimously.

3. Public Comments.

A concern was raised that there were items (paddle boat, assorted toys) left on Main Beach that should be removed. Mike Panek agreed to contact the Beach Chairperson to decide on action.

Tom Martin mentioned that the yellow tape on the boat dock was missing again. Gerry Dufresne said that he had replaced it and it was once again removed. It was suggested that it might be necessary to replace it with a piece of chain that would be locked or bolted in place.

4. Approval of Treasurer's Report: Mike Panek verified that questions regarding the July Treasurer's report had been answered, and that report had been amended to cover all transactions to date. He presented an updated version that would be the basis for his report to the residents at the August Financial Meeting. After a review of the report and discussion, Bob Corriveau made a motion that the July Treasurers report be accepted as amended, seconded by Gerry Dufresne, approved unanimously. Mike also presented his draft for an LCIA Proposed Budget that he intended to present to the residents.

5. Remarks by President: Mike Panek formally welcomed new Board Members Laura Rathbun and Phil Silverstein.

Kathy Little expressed her thanks for the awesome work done to improve the bathrooms in Pirzl Hall.

There was a discussion of actions that have recently been taken regarding the Rope Swing on Cedar Island. A resident contacted Mike to notify him that action to cut down the swing had been initiated due to concerns about the safety of people using the swing. Several Board members had since visited the island to inspect, and it was determined that due to the very short remainder of the rope swing, a broken branch and a tree in the lake near the swing, that there was concern for

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46 safety in the current situation. After discussion, it was agreed that all or part of the tree used for
47 the swing, and one other in the lake should be removed. Gerry Dufresne agreed to contact a tree
48 service to that end.

49
50 Once again, the recurring problem of "kids on quads" came up. Mike Panek reported confronting
51 two quad riders, one appearing to be about 14 years of age, and another about 9 years of age. The
52 14 year old refused to stop, but the 9 year old complied. Mike warned the driver that driving
53 unregistered vehicles was in violation of Town and Association rules. Afterwards, Mike shared the
54 same information with the father of the two drivers, who said he would pass on that information.
55 Gerry Dufresne told the meeting that he has spoken with Connecticut State Police regarding this
56 matter, and was told that if violators are identified, State Police will take action to apprehend them.

57
58 **6. Correspondence:** - Tom Martin informed the Board that LCIA is required to report funds that are
59 planned to be collected during the upcoming year by the end of each July. Because the LCIA's
60 Budget is not approved until the August meeting, we are unable to comply with this schedule, and
61 must submit an affidavit requesting a waiver for the penalty from the State of Connecticut. He has
62 submitted this affidavit and it was granted by the State.

63 64 **7. Chairperson's Reports:**

65
66 **a. Boat Launch and Boat Dock:** - Gerry Dufresne reported that he mowed the boat launch area. He
67 spoke with a former owner regarding a copy of a survey showing the property adjacent to the boat
68 launch and the boat launch that was completed years ago. Gerry will continue to pursue that
69 document.

70
71 Mike Panek researched a possible 4-foot by 16-foot aluminum replacement dock for the boat
72 launch area. The price he found was \$1915.00, not installed. That version would not be removable.
73 He agreed to look into the cost for a version that had wheels, or would otherwise be removable.
74 Mike also noted that a dock was needed by residents at the North end of the lake, since the dock at
75 the boat launch area was damaged and removed during the removal of the tree from the lake. He
76 said he would look into the cost for a floating dock for that location. That location would also
77 require a design that can be removed.

78
79 **b. Constable:** - With the exception of the on-going issue of ATVs, there was no further report from
80 the Constable.

81
82 **c. Beaches – Main & Mothers:** Mike Panek delivered the following report on behalf of Jean Panek
83 – Beach Chairperson - regarding the beaches: At Main beach, the bouys were expanded to make
84 the swimming area larger; at Mothers Beach, the raft with a slide appears to have had an electric
85 motor attached, and has been parked near the beach edge. There was discussion about whether
86 the attachment of a motor would require that the raft be registered as a boat.

87
88 **d. Dam:** - Kari Olson, Dam Chairperson, had not had follow-up contact with the consultant
89 regarding the Emergency Plan, but she expected to have the report for the next regular meeting.
90 She also reported finding a piece of dock or float next to the spillway, which appeared to have
91 come from off somewhere else in the lake. She also stated that there were weeds on the dam that

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92 would need to be removed. Multiple board members agreed to survey the situation over the
93 weekend, and invited anyone else who would be available to help out.
94

95 **e. Environmental Chairperson:** - Ralph Sherman reported that in the latest test, all the
96 ~~measurements~~ results came back good. He would like to do one more test this month, but that
97 would depend on getting three consecutive days without rain. He also reports that the lake is
98 "weed-enabled" – he is seeing new types of weeds as well as large numbers of the usual types. He
99 reported that this is the case with lakes throughout the area, so Lake Chaffee is not unique in this
100 regard. The large amount of aquatic vegetation is affecting people's use of motors, by fouling the
101 propellers more than usual.
102

103 Ralph also confirmed that UCONN will use Lake Chaffee as a two-semester senior study project.
104 This project calls for students to conduct interviews with lakefront owners in an effort to evaluate
105 the sources of nutrients entering the lake. Ralph explained that the results of this survey could be
106 used to request interventions from the Town of Ashford, if the data supported such.
107

108 Toni Guerin presented a proposal in the form of an invoice from The Pond And Lake Connection to
109 conduct an Aquatic Plant Survey Mapping, including Invasive Species. The estimated cost would be
110 \$2,105.73. There was discussion of this proposal, and how it related to the UCONN study. Action
111 on this proposal was tabled until after the BOD receives results from the UCONN work.
112

113 **f. Roads:** - Mike Panek reported that the bank involved in the renovation and sale of 41 Circle Drive
114 has agreed to pay \$4000.00 for the repair of the near-by road. Mike requested that the LCIA BOD
115 act quickly to secure a lien on the property to ensure that the property would not be sold without
116 that funding being secured from the bank, but that we needed a contract from Hipski (paving
117 contractor) to secure that lien. Tom Martin agreed to take responsibility for placing the lien.
118

119 Mike recommended that the BOD should consider and approve \$4000 for paving another section to
120 the east on the remainder of Circle Drive. When combined with the cost recovered from the bank,
121 this would allow LCIA to pave a major portion ~~the entirety~~ of Circle drive. Kari Olson made a motion
122 for Mike Panek to engage Hipski to pave the first part of Circle (Northeast) in the vicinity of #17 for
123 \$4000. The motion was seconded by Tom Martin and passed with one abstention and no "nays".
124

125 **g. Fund Raising:** - Phil Silverstein explained that he would like to do one more event, sometime
126 near the end of September. He asked a question about the best timing – end of September versus
127 October; the general opinion seemed to be that it should happen before Columbus Day. He was
128 encouraged to bring it up during the upcoming public meeting.
129

130 Kathy Little gave \$44.00 to the Treasurer for Lake Chaffee T-shirt and koozies.
131

132 **h. Tax Collection:** No new information.
133

134 **i. Hall:** Kathy Little reports that she received \$175 for rental in November. Kathy also said she
135 would be willing to keep responsibility for overseeing the Hall.
136

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137 Mike Panek announced that the bathroom renovations were complete and he thanked everyone
138 involved for doing a great job. Painting the bathroom floors extended out to part of the kitchen,
139 which Mike said that the rest of the kitchen floor also needs to be painted. Mike gave special kudos
140 to Jean Panek who mopped floors, painted, swept, cleaned out the refrigerator, and replaced the
141 entry way rug at her own expense.

142
143 Mike Panek invited ideas regarding the next improvements needed for the Hall. A vigorous
144 discussion of ideas followed, including: replacing the exterior siding; replacing / repairing the
145 septic system; replacing the play scape; and replacing the tables and chairs. Tom Martin
146 reminded the Board members that an agreement with the Connecticut Department of Energy and
147 Environmental Protection limits our use of the hall to 3 times per year for meetings, due to the
148 design of the septic system and its location on a wetlands parcel. No decisions were made, and
149 Mike Panek asked everyone to come back with ideas for consideration at the September BOD
150 meeting.

151
152 **j. Website:** Jacqueline Kennedy was not present, but has expressed an interest in keeping involved
153 with the website, which was welcomed by the BOD.

154
155 **8. Old Business:** Mike Panek will discuss a voluntary lien with Mr. Bickford regarding cost of tree
156 removal; Kari Olson and Tom Martin will with provide the documentation.

157
158 Kari Olson will contact Frontier's attorney regarding the removal of the pole on the beach.

159
160 Regarding the times for convening public meetings during June, July and August, there were three
161 times preferred by residents responding to our poll: Sundays at 11 AM received 15 votes; Saturdays
162 at 11 AM received 4 votes; and Saturdays at 9 AM received 6 votes.

163
164 In compliance with LCIA bylaws, at the August Public Meeting, the Board will announce that a
165 change of meeting times is under consideration, and what three alternatives are being considered
166 (given above). During the September Board Meeting, there will be a discussion at which time
167 residents' input will be welcome, and after which the BOD will vote on the change.

168
169 A non-binding straw poll was taken amongst Board members regarding individual preferences for
170 lowering the lake this year, with the result being split evenly between those who would like to, and
171 those who would not. The final decisive vote will occur at the Meeting on August 18.

172
173 **9. New Business:** ~~The BOD voted to increase the annual fee for residents by 3.0% for the upcoming~~
174 ~~fiscal year, which will be included in the Budget (deleted).~~

175
176 The BOD also reviewed and discussed a proposed budget developed by Mike Panek. There was
177 some discussion about adding a line item for replacement of the septic system at the Hall, but no
178 decision was made.

179
180 **10. Adjournment:** Bob Corriveau made a motion to Adjourn at 8:50 which was seconded by Carol
181 Natitus, and passed unanimously.