

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

## Lake Chaffee Board Meeting – September 2019

(Amended October 9, 2019)

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**Date of Meeting:** September 11, 2019

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

**Board Members Absent:** Tom Martin, Kari Olson

**Public in Attendance:** Ralph Sherman

**1. Call to Order:** Mike Panek called the meeting to order at 6:32.

**2. Approval of Minutes:** The minutes for the August 14<sup>th</sup> Board Meeting were reviewed and amended. Jerry Dufresne made a motion to accept the minutes as amended, seconded by Bob Corriveau and passed unanimously.

**3. Public Comments.** There were no public comments.

**4. Approval of Treasurer's Report:** A \$100.00 donation was made in memory of Carol Martin.

It was noted that there was a variance between the starting balance of 2019 versus the ending balance of 2018. This was due to authorized automatic withdrawals that had not previously been recorded in the checkbook.

From account 8960, \$2300 from the Pirzl donation was spent for renovation of the two bathrooms in Pirzl hall, done by Mike Panek.

There was \$110.00 difference in the Beach Maintenance account which was allowed for the portable toilets .

Kathy Little moved to accept the Treasurers report as amended, seconded by Bob Corriveau. Approved by all Board members present, with one abstention (Laura Rathbun).

**5. Remarks by President:** Mike Panek expressed appreciation for the considerable work done by Treasurer Laura Rathbun in bringing the accounting and reporting up to date – Thanks Laura!!

**6. Correspondence:** An E-mail was received by Mike Panek from Kay Warren regarding rocks that had been put into the lake by her neighbor's boyfriend at 33 Amidon. Gerry stated that the rocks should be removed. Bob Corriveau stated that the Town's Inland Wetlands commission authored a cease and desist order, but the Board has authority to require removal but chose not to at this time. Gerry Dufresne moved that the Board would document and monitor the situation; if there is any further incursion, the board will require all of the rocks to be removed; the motion was seconded by

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46 Kathy Little and passed with six 'yes' votes, one 'no' vote and one abstention. Mike Panek will write  
47 a letter to the residents.

48  
49 Mike Panek received a text message from a resident on Oak Drive regarding a trailer parked in the  
50 public right of way. Mike visited the residence where the trailer was located and left a message  
51 with the owner's daughter regarding the need to remove the trailer. Mike revisited the location  
52 again later and the trailer was still there. A fine was determined and Mike informed the owner by  
53 mail.

54  
55 Laura Rathbun received correspondence from the Connecticut Federation of Lakes regarding  
56 training and information services that they offer. She raised the question if LCIA should be a  
57 member, and whether or not there might be grant money available to help fund the UConn study  
58 that LCIA has committed to. The idea was discussed, but no action was taken.

59  
60 Gerry Dufresne received a favorable comment from the contractor who was hired by LCIA to  
61 remove trees from Cedar (Swing) Island, to the effect that it was "nice doing business with LCIA."

## 62 63 **7. Chairperson's Reports:**

64  
65 **a. Boat Launch and Boat Dock:** - Boat launch area was mowed yesterday (Tuesday Sept 10). The  
66 dock remains in the water due to an inoperable excavator.  
67 The resident next to the boat launch still has not removed piles of dirt, nor has any new material  
68 been added. Gerry removed and cut up a dead tree that had fallen partially into the road. He also  
69 cut some branches that have been blocking the Stop sign, but there are still some remaining.

70  
71 At the boat dock Mike Panek replaced the yellow safety tape with plastic chain that he bolted in  
72 place to reduce the possibility of it being removed.

73  
74 Per the discussion in the August meeting regarding an aluminum dock to replace the current  
75 wooden one, Mike Panek investigated the additional cost required to have a set of wheels added to  
76 the previous plan. He found that a wheeled dock would add \$250, bringing the cost to \$2165 to  
77 replace the wood dock at the boat launch. The decision was made to replace wood dock with a  
78 new dock in the spring, and to remove the wood dock as soon as possible. To that end a work party  
79 was planned for 10:00 AM on Sunday September 15<sup>th</sup> to remove the wood dock, take in the bouys  
80 at the beaches, and secure the raft at Main beach.

81  
82 **b. Constable:** - The Constable reported that things have been fairly quiet. One situation was  
83 discussed in which a young woman with two boys on a handicapped scooter was driving on the  
84 road, but she refused to stop when hailed by the Constable.

85  
86 **c. Beaches – Main & Mothers:** Mike Panek delivered the following report on behalf of Jean Panek –  
87 Beach Chairperson - regarding the beaches: The portable toilets at both beaches have been picked  
88 up. The bouys at both beaches need to be removed, and the raft at Main beach needs to be  
89 secured for the winter. These tasks were slated for the work party planned for Sunday September  
90 15<sup>th</sup>.

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92 **d. Dam:** - Kari Olson, Dam Chairperson was not present. Mike Panek reported that the Emergency  
93 Plan has still not been received, in spite of being significantly past the promised delivery date. Mike  
94 Panek stated that he would contact the consultant and request that the report be completed and  
95 forwarded to LCIA within the next two weeks.

96  
97 Mike reported that the piece of dock or float that had been reported next to the spillway was  
98 removed.

99  
100 **e. Environmental Chairperson:** - Ralph Sherman reported that "all measurements were  
101 phenomenal". Weeds are still present, but diminishing. He has not heard from UConn regarding  
102 the start of the study, and other than that, all is progressing normally.

103  
104 **f. Roads:** - Mike Panek reported contacting Hipsky, and he is on schedule to pave two portions of  
105 Circle Drive. It appears that the bank will pay to cover expenses for a portion of that work pending  
106 the receipt of certain specified documents. Mike stated that those documents have been sent to  
107 the bank.

108  
109 Some new sign posts have been put up, and they look excellent – very professionally done. Thank  
110 you to the anonymous donor who paid for and put up the signage.

111  
112 Carol Natitus inquired about the status of bids for snow plowing. Mike Panek stated that it was his  
113 plan to continue to use the current contractor, due to the Association's experience with him over  
114 the past two years, including reliability, price and quality. There was a discussion regarding that  
115 experience with a general consensus that most residents were satisfied with the service, but that  
116 Mike should reach out to the contractor to ensure that he will be available and that his prices will  
117 not change over last year. Mike agreed to call him, and if his price and availability is the same, to go  
118 ahead and contract him. Gerry Dufresne made a motion authorizing Mike Panek to conduct these  
119 negotiations on behalf of the Board. Bob Corriveau seconded and the motion was approved with  
120 one abstention.

121  
122 **g. Fund Raising:** -Phil Silverstein confirmed that October 5 is the date for the final year-end party.  
123 He stressed the importance of Board members attending this event to meet and establish  
124 relationships with residents. Phil proposed a 50/50 raffle; after some discussion it was agreed to  
125 open the 50/50 raffle to all residents regardless of whether they attend the party; in addition a  
126 second raffle would be conducted for residents who do attend, with non-cash gift prizes that would  
127 be donated by the Board of Directors.

128  
129 **h. Tax Collection:** Laura Rathbun stated that Tax bills would be sent out by Saturday (September  
130 14<sup>th</sup>). Promotions for the October Party would be added.

131  
132 Discussion of overdue/delinquent taxes was postponed due to Tom Martin's absence.

133  
134 **i. Hall:** Kathy Little reports that she has a request for rental on 10/13. A new weather-resistant  
135 bulletin board was purchased and mounted on the outside of Pirzl Hall by an anonymous donor.

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137 **j. Website:** The Website chairperson - Jacqueline Kennedy - was not present.

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139 **8. Old Business:** Mike Panek will follow up with the attorney in pursuing a voluntary lien with Mr.  
140 Bickford regarding cost of tree removal.

141

142 The telephone pole at Mother's Beach has not yet been removed.

143

144 A discussion and vote was held regarding the times for convening public meetings during June, July  
145 and August. Three times were preferred by residents responding to our poll: Sundays at 11 AM  
146 received 15 votes; Saturdays at 11 AM received 4 votes; and Saturdays at 9 AM received 6 votes.  
147 Taking that information under advisement, Gerry Dufresne made a motion to change the times of  
148 the Annual Meetings to Sundays at 11:00 AM; Marty Connors seconded. The vote was three in  
149 favor, three opposed, two abstentions. This constituted a tie, so the President cast the tie breaking  
150 vote in favor. The motion passed with 4 in favor, 3 opposed and 2 abstaining.

151

152 **9. New Business:** Laura Rathbun proposed that the LCIA Board consider some form of Tax Amnesty  
153 in order to expedite the disposition of taxes that are in arrears. After discussion, it was noted that  
154 this would require a Charter revision. The Board decided to table the proposal without action at  
155 this time.

156

157 **10. Adjournment:** At 8:35 Gerry Dufresne made a motion to adjourn the meeting, seconded by  
158 Bob Corriveau and passed unanimously.