

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting - November 2019

Date of Meeting: November 13, 2019

Board Members Present:

Mike Panek, Tom Martin, Martin Connors, Laura Rathbun , Bob Corriveau, Gerald Dufresne, Phil Silverstein, Carol Natitus, Kari Olson

Board Members Absent:

Ken Garee, Kathy Little, Seth Kaufman, Toni Guerin.

Public in Attendance:

Ralph Sherman

1. Call to Order:

The meeting was called to order by President Mike Panek at 6:32 PM.

2. Approval of Minutes:

The minutes were reviewed and amended. Changes were duly noted. Motion to accept the minutes as amended was made by Bob Corriveau and seconded by Tom Martin. Passed unanimously.

3. Public Comments.

Board members reported having been solicited by NEXT DOOR ASHFORD. Residents should be aware that this service has not been endorsed by the Board of Directors of LCIA.

4. Approval of Treasurer's Report:

The Treasurer reported that tax payments have been coming in steadily in October. All back taxes have been paid on the property at 41 Circle Drive. LCIA received payment from the bank for road repair in the vicinity of 41 Circle Drive, which has been recorded and deposited.

There were two charges from Eversource, but the LCIA does not appear to have been billed twice or overcharged; rather this stems from a change in the billing cycle on the part of Eversource.

Tax payments have been received from 131 residents; 113 remain outstanding.

5. Remarks by President:

There were no remarks by the President.

6. Correspondence:

Residents have reported that ATV activity on and around circle drive has been increasing, and appears to be continuous on all days. There have been four occurrences observed by BOD members. One resident reported that gasoline was stolen from their vehicle. Each occurrence represents a violation of Association Ordinances regarding the prohibition of unregistered motor vehicles on Association roads. A letter and fine will be sent to the involved residents.

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47 A second correspondence has been received by Robert Corriveau regarding a car illegally parked by
48 a neighbor on his property or on Association Roads. Mr. Corriveau's letter requested that the LCIA
49 take corrective action to remedy this situation. After discussion by the Board, President Mike Panek
50 agreed to write a letter clarifying Association rules to the involved neighbor.

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52 **7. Chairperson's Reports:**

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54 **a. Boat Launch and Boat Dock:**

55 Gerry Dufresne has cleared leaves from both locations. He hopes to do so again before while the
56 weather allows.

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58 Gerry Dufresne will brush-hog the area behind the dam to bring the site into compliance with
59 recommendations from the consultant who is preparing the Emergency Plan.

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61 **b. Constable:**

62 Gerry Dufresne reported that ATV violations appear to be increasing. (see note above regarding
63 CORRESPONDENCE).

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65 **c. Beaches – Main & Mothers:**

66 The Beach Chairperson was not in attendance, but Mike Panek reported that Greg Peck has been
67 instructed to do the fall leaf pick up at Main and Mother's beaches.

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69 The paddle boat still has not been removed from Main Beach.

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71 **d. Dam:**

72 Brush and trees still have not been cleared sufficiently for the dam to be in compliance with
73 recommendations from the association's consultant.

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75 There is a new Building Inspector for the Town of Ashford. Kari Olson will reach out and meet with
76 them.

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78 **e. Environmental Chairperson**

79 As of October 26, 2019 Ralph reports that the students came out to the lake to familiarize
80 themselves with the Lake and to pull samples. They were as to be expected, on time, professional
81 and a general pleasure to work with. They walked the roads around the lake to observe the storm
82 sewers. They also took water and soil samples for testing at various points in the lake.

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84 He does not expect to hear from the students until next semester, but will follow up asking for a
85 progress report before the end of this semester.

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87 He also discussed the \$1,000. fee with Professor Vadas, and they agreed that Prof. Vadas will send
88 in invoice in March 2020.

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f. Roads:

Paving on Circle Drive has been completed. The owner paid for a portion, and the Association paid for a portion. The job was completed by Hipsky as agreed to. Mike Panek authorized payment to Hipsky.

g. Fund Raising:

Nothing to report this month.

h. Tax Collection:

There were discussions of the payments that were expected and received. There was also discussion of the structure of the payment agreement for the tree removal from the lake. Tom Martin will prepare the letter, which will be delivered in person by Mike Panek and Kari Olsen.

i. Hall:

My Hall report is as follows.... the hall is reserved for Nov 30 and Dec 14 although I have not received the check or contract yet for Dec 14 from Ivan Wasko. I did have another inquiry at the Fall party for December but did not hear again from that party. The water has been shut off and the winter barriers put up on the kitchen openings. We may have to empty the tank before Nov 30. Phil Silverstein has returned the hall key and bulletin board key to me. I will hold on to the spare bulletin board key as the other is on the hook in the hall kitchen.
There was a question about the 10 Hall keys....they are all accounted for.

j. Website:

The Website chairperson was not in attendance.

8. Old Business:

Laura Rathbun will send an updated list of the top ten delinquents to Tom Martin for further action.

9. New Business:

No new business.

10. Adjournment: Gerry motioned to adjourn at 7:46, seconded by Tom Martin.