

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting - December 2019

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3 **Date of Meeting:** December 11, 2019
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5 **Board Members Present:**

6 Mike Panek, Tom Martin, Martin Connors, Bob Corriveau, Gerald Dufresne, Phil Silverstein, Carol
7 Natitus, Kari Olson, Seth Kaufman, Kathy Little, Toni Guerin,
8

9 **Board Members Absent:**

10 Ken Garee, Laura Rathbun , .
11

12 **Public in Attendance:**

13 None
14

15 **1. Call to Order:**

16 The meeting was called to order by President Mike Panek at 6:32 PM.
17

18 **2. Approval of Minutes:**

19 The minutes were reviewed and amended. Changes were duly noted. Motion to accept the
20 minutes as amended was made by Gerry Dufresne and seconded by Tom Martin. Passed
21 unanimously.
22

23 **3. Public Comments.**

24 No public comments.
25

26 **4. Approval of Treasurer's Report:**

27 In the absence of the Treasurer, the Treasurer's report was reviewed by the BOD, and accepted by a
28 unanimous vote.
29

30 **5. Remarks by the President:**

31 There were no remarks by the President.
32

33 **6. Correspondence:**

34 The first correspondence discussed regarded an inquiry from a resident about the lowering of the
35 Lake. Mike Panek responded with an e-mail explaining the timing and process followed by the BOD
36 in deciding whether to lower the lake.
37

38 An e-mail from resident Laura Layton was received by the President and Secretary, and was read
39 into the record by Mike Panek. The transcript of this email appears at the back of these minutes.
40 Ms. Layton's remarks are acknowledged with appreciation.
41

42 Several texts and emails have been received from resident Kay Warren regarding snow removal.
43 Mike Panek will respond.
44
45

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46 Correspondence was received by Mike Panek regarding a boat illegally parked on LCIA property. He
47 will send a letter to the owner regarding removal of the boat.
48

49 Two emails were sent to Mike Panek from Adam Shooksm 7 Armitage Court regarding water
50 accumulation around his property. Phil Silverstein pointed out that the pipe that drains that water
51 might be collapsing due to age. Mike Panek will investigate and seek solutions to remedy this
52 situation.
53

54 An e-mail was received by Jean Pillo of the Eastern Connecticut Conservation District was received
55 regarding LCIA participation in a study of all lakes in 060—zip codes. The LCIA will not pursue this at
56 this time.
57

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

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

61 Chairman reported that these facilities were not requiring attention at this time.
62

63 **b. Constable:**

64 Gerry Dufresne reported that some car break-ins have been reported; many of these have been
65 vehicles that had been left unlocked.
66

67 Violations regarding illegal use of ATVs, snow-mobiles, and golf-carts appear to be continuing.
68 Mike Panek will send letters to residents who appear to be involved, explaining the LCIA ordinances,
69 and detailing penalties that are authorized.
70

71 **c. Beaches – Main & Mothers:**

72 The Beach Chairperson was not in attendance, but it was reported that the paddle boat has been
73 removed.
74

75 Leaves need to be removed from both beaches before the first snow.
76

77 **d. Dam:**

78 Kari Olson received an e-mail from the consultant who is preparing the Emergency Plan inquiring if
79 the clearing had been completed on the back of the dam. The trimming has not been completed
80 due to accumulated snow-fall. The next opportunity for clearing will be after Christmas, when Gerry
81 Dufresne returns.
82

83 **e. Environmental Chairperson**

84 The Environmental Chairperson was not in attendance; no issues or concerns were raised.
85

86 **f. Roads:**

87 There have been two plowing events since the November meeting. One complaint was received by
88 Mike Panek. There have been many positive comments regarding the plowing services.
89

90 **g. Fund Raising:**

91 Nothing to report this month.

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h. Tax Collection:

Some checks have been received for overdue payments. No additional actions are planned in the short term.

i. Hall:

There was one rental at the end of November that was successful. There is another scheduled for next week.

The tank was pumped today (12/11/19).

j. Website:

No updates due to the Website chairperson's absence.

8. Old Business:

The resident involved in the tree removal project signed a letter regarding reimbursement to the LCIA for removal costs. There was discussion of various ways to pursue this matter. Kari Olson will work on it after Christmas.

9. New Business:

No new business.

10. Adjournment: Gerry motioned to adjourn at 8:02, seconded by Kathy Little, passed unanimously.

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119 EMAIL RECEIVED FROM LAURIE LAYTON:

120

121 *Hi Mike and all the LCIA board members,*

122

123 *This is Laurie Layton at 147 Lake View Drive. I just wanted to thank the mystery neighbor who came over today*
124 *and plowed a good portion of my driveway. Truly our neighbors and community can bring tears to ones eyes. This*
125 *gentleman came and was gone before I could put my shoes on to thank him. Ironically enough I have two repair*
126 *technicians due this afternoon who stated they could not come unless the driveway was plowed. I had been*
127 *working at it a little at a time.*

128

129 *This has been a difficult several months for me due to the loss of my husband, and the community has been*
130 *overwhelming in their kindness and support. I cannot think of a better place to live and I think it is important that*
131 *we be reminded what a fabulous community we are.*

132

133 *Thank you again mystery plower from the bottom of my heart.*

134

135 *Laurie Layton*

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NOVEMBER 2019 LCIA TREASURER'S REPORT

	CURRENT YEAR 2019 - 2020			PREVIOUS YEARS ACTUAL	
	BUDGET 2019 - 2020	OCT 2019	YEAR TO DATE	2018 - 2019	2017 - 2018
INCOME					
Taxes	\$50,264.00	\$4,008.00	\$ 31,113.00	\$38,202.39	\$22,943.95
Past Tax + Interest + Fees	\$3,000.00	\$100.00	\$ 2,134.00	\$6,563.95	\$6,567.27
Donations			\$ 1,886.00	\$2,532.50	\$5,513.00
LCIA Hall Rental			\$ 350.00	\$350.00	\$350.00
Fundraising	\$2,500.00		\$ 744.00	\$2,837.00	\$1,653.00
Website + Newsletter			\$ -	\$0.00	\$0.00
Int. + Other LCIA Accts		\$3.32	\$ 7.27	\$26.27	\$15.09
Other			\$ -	\$125.00	\$7,843.92
From Other LCIA Accounts			\$ -	\$0.00	\$3,205.00
INCOME Totals	\$ 55,764.00	\$4,111.32	\$ 40,345.59	\$ 50,637.11	\$ 48,091.23
EXPENSE					
Hall Bldg Maint (Septic)	\$1,500.00		\$0.00	\$1,151.59	\$725.00
Hall Utilities (Elec + Heat)	\$2,250.00	\$126.98	\$ 630.67	\$1,872.16	\$2,105.19
Office Expense	\$200.00		\$0.00	\$63.79	\$65.91
Mail / Postage	\$400.00		\$ 165.00	\$385.83	\$1,048.66
Road: Repair (Pave + Brush)	\$7,500.00		\$ 3,000.00	\$7,408.94	\$1,752.65
Road: Snow Plow + Sand	\$16,000.00		\$0.00	\$13,000.00	\$19,425.00
Insurance	\$9,600.00		\$0.00	\$9,557.20	\$9,393.20
Legal Costs + Fees	\$500.00		\$0.00	\$0.00	\$154.91
Beach Maint + Recreation	\$1,500.00		\$ 770.00	\$1,670.32	\$688.01
Landscaping	\$3,000.00		\$ 1,000.00	\$2,425.00	\$700.00
Lake Maint (Water Testing)	\$1,400.00		\$ 210.00	\$4,210.00	\$6,810.00
To Other LCIA Accts	\$0.00		\$0.00	\$0.00	\$7,843.92
Website + Newsletter	\$400.00		\$0.00	\$387.05	\$115.01
Miscellaneous Expense	\$500.00		\$ 700.00	\$470.00	\$225.00
Lake Dam Acct Funding	\$500.00		\$0.00	\$500.00	\$0.00
Road Improvement Fund	\$5,000.00		\$0.00	\$5,000.00	\$0.00
Septic Replacement Fund	\$5,000.00		\$0.00		
EXPENSE Totals	\$ 55,250.00	\$ 126.98	\$ 6,602.65	\$ 43,101.88	\$ 51,052.46
8600 General Fund Balance			Other LCIA Accounts		
Nov 1, 2019 Starting Balance	\$ 43,756.87		0220 - Lake & Dam Maint Svg Acct	\$ 6,910.59	
Total Month Income	\$ 4,111.32		6720 - LCIA Misc Savings Acct	\$ 14,896.74	
Total Month Expense	\$ (126.98)		8960 - LCIA Special Use Ckg Acct	\$ 7,323.85	
Balance (thru 11/30/2019)	\$ 47,741.21		Total	\$ 29,131.18	