

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting - September 2020 – APPROVED OCTOBER 14 2020

Date of Meeting: September 9, 2020

Board Members Present: Mike Panek, Tom Martin, Martin Connors, Kathy Little, Gerald Dufresne, Phil Silverstein, Carol Natitus, Toni Guerin (Alt), Seth Kaufman, Lynne Fontain, Bob Corriveau, Kari Olson,

Board Members Absent: NONE

Public in Attendance: Kay Warren, Laura Rathbun, George Babiarz, Tracy Smith, Joe Nollet.

1. Call to Order: 6:32 PM

2. Approval of August Minutes: Minutes of the August BOD meeting were reviewed and approved with the amendments recorded. Motion to approve from Gerry Dufresne, seconded by Seth Kaufman all members voted in favor with two abstentions (Kari Olson, Bob Corriveau)

3. Public Comments. During Public Comments, Kay Warren submitted a letter to the Board, which was accepted, and added to the agenda under New Business.

4. Approval of Treasurer's Report: Treasurer's report for August 2020 was reviewed; changes made to lines 2 and three under YEAR TO DATE: the amount of \$618 was removed from TAXES – CURRENT because the amount covered assessed taxes for years before the 2020 – 2021 fiscal year. That amount was subsequently added to PAST TAX + INTEREST + FEES.

Mike pointed out that this was the first report prepared by LCIA's new bookkeeper Kristi Novitski.

It was decided that prior to each monthly BOD meeting the Treasurer would prepare and bring to the meeting a check to Kristi Novitski for \$400 for bookkeeping services rendered.

A question was raised by Bob Corriveau, regarding the gap between the total annual income budgeted from Taxes Motion and the Actual amounts that appear as actually received. Mike pointed out that most of that difference is due to non-payment by residents. A discussion ensued regarding what actions are being taken, and what other actions could be considered.

Another question was raised regarding LCIA's responsibility to issue 1099s to individuals such as Hipsky, and Novitski, and it was pointed out that they are considered contractors and not employees, and as such are responsible for their own filing of taxes.

Laura Rathbun asked if we needed to have an audit of the books, and it was decided that Mike Panek's inspection would serve for this year.

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46 Tom Martin motioned to accept the Treasurer's report as amended, seconded by Seth Kaufman.
47 The Board voted to accept the report, with no NAY votes and one abstention (Phil Silverstein).
48

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

51 a) Mike informed the Board that the Boat Launch Dock had been replaced by a work party of
52 residents and a cost of \$653.00, which was significantly less than the \$1000.00 that had been
53 allocated for a purchase.

54
55 b) Thanks were extended to the following members who did the work: Gerry Dufresne (who also
56 provided donuts), Phil Silverstein, Ralph Graziola, Marty Connors, Matt Matina, Billy James, Mark
57 Fountain, and Rich Prior.

58
59 At this point Bob Corriveau made a motion to move NEW BUSINESS to this point in the agenda, to
60 allow the members of the public to attend to their business. Seconded by Tom Martin and passed
61 unanimously.
62

63 **6. New Business**

64 a) The letter from Kay Warren and addressed to Michael Panek, President of LCIA was shared with
65 Board members, and read by all. The letter addressed issues between Kay and her neighbors with
66 regards to construction being undertaken at 33 Amidon Drive, in addition to a fence that has been
67 erected.

68 Kay's letter was accepted, and action was tabled until additional information becomes available.

69 A presentation was made by Tracy Smith and George Babiarz regarding planned improvements to
70 property at 33 Amidon Drive. The presentation included a plot plan involving changes to the lake
71 front, as well as a photograph of an architectural model.

72 The presenters indicated that they had submitted an application to Inland Wetlands. The LCIA BOD
73 also communicated to them that approval of the LCIA Board would also be required before work
74 was initiated.

75 b) After recent heavy weather, another tree fell into the lake. Phil Silverstein acknowledged that it
76 was from his property, and explained that he intends to remove it when the lake level is lowered in
77 October.

78 c) A new go-cart was reported near Pine Hill. No action was determined.
79

80 **7. Correspondence:**

81 a) Mike received correspondence from Ingrid Tessier, the owner of 7 Ashford Drive regarding
82 delinquent taxes on that property. Ingrid is in Mexico, and has claimed that her tenant had agreed
83 to pay the taxes. Ingrid has stated that she intends to pay the taxes, and is trying to find a secure
84 method for sending the funds from her location in Mexico to LCIA in Connecticut.

85 b) Mike received a complaint regarding machinery (back hoe) parked on the boat launch. Gerry
86 Dufresne agreed to have it moved immediately.

87 c) A complaint was received regarding late posting of meeting minutes on the bulletin board. A
88 discussion ensued regarding the matter. Marty agreed to post the minutes within the 7 day time
89 limit; Phil Silverstein agreed that he would post the Treasurer's Report.

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- 90 d) Mike received a request from Lori Scatena of 290 Ference Road regarding information to help
91 determine property boundaries at her residence. He visited her house, took some unofficial
92 measurements, and recommended that she hire a surveyor to make an official plot plan.
93 e) Jessica Grant sent an email regarding the telephone pole, and also reported that she received a
94 visit from the State Police who inquired about a golf cart that had been reported. She informed the
95 State Police that she does not own a golf cart.
96

8. Chairperson's Reports:

a. Boat Launch & Lakeview Drive Boat Dock

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98
99 Boat launch was mowed; plans for managing leaf-fall and tree work discussed. Reported that
100 the new dock has been receiving frequent usage.
101
102

b. Constable

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104 Things have been fairly quiet. There have been some fireworks. State Police report that break-
105 ins of vehicles have continued, and residents should keep their cars, sheds, and garages locked.
106 There have been complaints of residents doing target practice and bullets impacting on nearby
107 resident's property. Gerry will visit the resident in question.
108

c. Beaches – Main & Mothers

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110 Thanks went out to Bobby and Toni Guerin for cleaning up Main Beach.
111 A clean-up is needed on Mother's Beach
112

d. Dam

113
114 No additional news. Karl Asimovic needs to make one more inspection.
115

e. Environment

- 116
117 1) Rains have prevented another water sample from being taken.
118 2) Ralph reached out to the State of Connecticut (CAES) to enroll LCIA into a program to study
119 weeds in the summer of 2021. This will require LCIA to pay a fee of \$1000.00 to participate.
120 Kari Olson made a motion for the LCIA BOD to "allow spending \$1000.00 as payment to the
121 State of Connecticut CAES to do a survey of weeds in the Lake during the Summer of 2021." The
122 motion passed with the following vote:

123 YES: Marty Connors, Bob Corriveau, Gerry Dufresne, Seth Kaufman, Carol Natitus, Kari Olson,
124 Mike Panek.

125 NO: Tom Martin, Phil Silverstein

126 ABSTAINED: Kathy Little
127

f. Roads

128
129 Mike reported that Hipsky will start work on the potholed after 10/1/20.
130 Greg Peck has not made requested repairs to the pipe.
131

g. Fund Raising

132
133 Nothing to report.
134

h. Tax Collection

135

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136 Tom reported that he will be working with Phil to get the historical breakdown of past due
137 payments from residents. This will require additional details be provided by the book keeper
138 Mike will coordinate with Kristi Novitski to provide the required detailed reports. Laura Rathbun
139 will assist Tom and Phil.

140

141 **i. Hall**

142 Nothing to report

143 **j. Website**

144 Nothing to report.

145

146 **9. Old Business:**

147 a) A resident on Oak Drive who has received complaints regarding parking of a trailer has added a
148 parking area on their property, which has been used to properly secure the trailer. Thanks to that
149 resident for bringing the matter into compliance.

150 b) Lowering the lake was questioned in light of the fact that due to the draught, the lake is already
151 severely below its normal level. It was discussed if we should undertake the additional work to start
152 the siphon for what might be a marginal drop in the level. The issue was tabled until the October
153 meeting.

154

155 **10. Adjournment:**

156 Gerry moved to adjourn at 8:32, seconded by Tom Martin, approved unanimously.

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SEPTEMBER 2020 LCIA TREASURER'S REPORT					
	CURRENT YEAR 2020 - 2021			PREVIOUS YEARS ACTUAL	
	SEPTEMBER 2020	YEAR TO DATE	BUDGET 2020 - 2021	2019 - 2020	2018 - 2019
INCOME					
Taxes - Current		\$0.00	\$51,728.00	\$35,452.11	\$38,202.39
Past Tax + Interest + Fees	\$778.90	\$2,224.17	\$4,000.00	\$7,845.96	\$6,563.95
Donations		\$102.00		\$2,023.18	\$2,532.50
LCIA Hall Rental		\$0.00		\$525.00	\$350.00
Fundraising		\$190.00	\$2,500.00	\$784.00	\$2,837.00
Website + Newsletter		\$0.00		\$0.00	\$0.00
Int. + Other LCIA Accts	\$1.86	\$3.80		\$30.52	\$26.27
Other		\$0.00		\$25.00	\$125.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$780.76	\$2,519.97	\$58,228.00	\$46,685.77	\$ 50,637.11
EXPENSE					
Hall Maintenance		\$0.00	\$1,000.00	\$350.00	\$1,151.59
Hall Utilities (Elec + Heat)	\$166.62	\$166.62	\$2,400.00	\$2,449.13	\$1,872.16
Office Expense		\$0.00	\$200.00	\$62.00	\$63.79
Bookkeeping Service	\$600.00	\$600.00	\$2,800.00	\$0.00	\$0.00
Mail / Postage		\$0.00	\$300.00	\$186.00	\$385.83
Road: Repair (Pave + Brush)		\$0.00	\$7,500.00	\$13,188.83	\$7,408.94
Road: Snow Plow + Sand		\$0.00	\$15,000.00	\$6,750.00	\$13,000.00
Insurance		\$0.00	\$10,000.00	\$9,977.60	\$9,557.20
Legal Costs + Fees		\$0.00	\$500.00	\$65.00	\$0.00
Beach Maint + Recreation		\$0.00	\$1,500.00	\$0.00	\$1,670.32
Landscaping	\$200.00	\$900.00	\$3,000.00	\$2,100.00	\$2,425.00
Lake Maintenance / H2O Testing	\$105.00	\$1,358.65	\$2,400.00	\$105.00	\$4,210.00
To Other LCIA Accts		\$0.00	\$0.00	\$0.00	\$0.00
Website + Newsletter		\$0.00	\$600.00	\$44.00	\$387.05
Miscellaneous Expense		\$0.00	\$500.00	\$700.00	\$470.00
Lake Dam Acct Funding		\$0.00	\$500.00	\$500.00	\$500.00
Road Improvement Fund		\$0.00	\$5,000.00	\$0.00	\$5,000.00
Septic Replacement Fund		\$0.00	\$5,000.00	\$5,000.00	\$0.00
EXPENSE Totals	\$1,071.62	\$3,025.27	\$58,200.00	\$41,477.56	\$ 43,101.88
8600 General Fund Balance					
Aug 1, 2020 Starting Balance	\$	21,155.49			
Total Month Income		780.76			
Total Month Expense		(1,071.62)			
Balance (thru Sept 30, 2020)	\$	20,864.63			
Other LCIA Bank Accounts					
				\$	
			0220 - Lake & Dam Maint Svg Acct		3,910.59
			6720 - LCIA Misc Savings Acct	\$	14,885.15
			8960 - LCIA Special Use Ckg Acct	\$	12,330.84
			Total	\$	31,126.58

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September 2020 Transaction Detail for LCIA Accounts

Account No. // Trans Type	Description	Amount	Check #
0220 Lake & Dam Main Savings Acct			
Beginning Balance		3,910.59	
Ending Balance		<u>3,910.59</u>	
6720 LCIA Misc Savings			
Beginning Balance		14,885.15	
Interest income			
Ending Balance		<u>14,885.15</u>	
8960 Special Use Checking Acct			
Beginning Balance		12,329.80	
Interest income		1.04	
Ending Balance		<u>12,330.84</u>	
8600 General Fund Acc			
Beginning Balance		\$ 21,155.49	
Income			
Delinquent Taxes + Interest		778.90	
Interest on checking acct		1.86	
Total Income		<u>\$ 780.76</u>	
Expense			
Electricity	Eversource	166.62	ACH
Bookkeeping Services	Kristy Novitski	600.00	1611
Kale Maintenance / H2O Testing	Ralph Sherman	105.00	1612
Landscaping	Greg Peck	200.00	1613
Total Expense		<u>\$ 1,071.62</u>	
Ending Balance		<u>\$ 20,864.63</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF	9/30/2020	<u>51,991.21</u>	