

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – DECEMBER 9, 2020 – AMENDED VERSION

Date of Meeting: December 9, 2020 – Due to rising concerns with Covid-19, the meeting was conducted remotely by telephone connection.

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

Board Members Absent: None

Public in Attendance: Ralph Sherman.

1. Call to Order: 6:34 PM

2. Approval of November Minutes: Minutes of the November BOD meeting were reviewed and approved with the amendments recorded. Motion to approve from Gerry Dufresne, seconded by Seth Kaufman. Bob Corriveau and Carol Natitus abstained, all other members voted in favor, with none against.

3. Public Comments. There were no public comments.

4. Approval of Treasurer's Report: Phil Silverstein informed the BOD that the current fiscal year has gotten off to a really good start. In the first two months of this fiscal year, the LCIA has collected more taxes than in the entirety of the previous year. He attributed this to several factors:

- We have made a significant dent in past due taxes, due largely to efforts by Tom Martin;
- Three houses have been sold recently which had liens, which were paid off;
- Improvements in getting the proper bills to residents.
- Improvements in the billing and tracking of taxes achieved by having a full-time book keeper.

Bob Corriveau made a motion to accept the Treasurer's report, seconded by Gerry Dufresne. All present voted to accept the report with no abstentions and no votes against.

5. Remarks by the President:

None.

6. Correspondence

- a) The President received three email complaints regarding excessive speed on the part of trucks plowing snow – including one from Jason on Squirrel Drive, and reports of subsequent damage. Mike reported having already spoken to Greg Peck requesting that the drivers reduce their speeds.
- b) The President received inquiries about vacant lots on Circle Drive.

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7. Chairperson's Reports:

a. Boat Launch & Lakeview Drive Boat Dock

Gerry Dufresne reported two issues:

- There are still two dead trees that need to be removed
- There is a partially submerged canoe to the East of the Boat Launch. The LCIA might want to consider removing it.

b. Constable

Gerry reported that everything has been mostly quiet

The association continues to receive warnings to lock cars and secure the keys from State Police.

c. Beaches – Main & Mothers

Mike inquired if the raft at Main Beach was still there. Several members stated that it was; and it would probably have to remain there due to the lowered Lake level.

A work party was scheduled for 10 AM Sunday 12/13 to remove the siphon from the lake; Tom, Gerry, Bobby Guerin and Marty Connors agreed to participate.

d. Dam

There was a hole at the dam site which needed to be filled, but would probably have to wait until spring due to the onset of winter weather; this should be added to the March or April agenda. Gerry said he would discuss getting a load from his contractor.

e. Environment

Ralph Sherman reported that the geese have departed the lake.

The Lake level reached 30 inches below the spillway so the siphon was shut off. Carol Natitus reported that this level was still too high for her to affect repairs. Her concern was duly noted and at the next lowering, the lake should be dropped to a full 36 inches below the spillway.

f. Roads

Mike Panek had no new updates.

a) Other Board Members reported a washout between 43 – 61 Ashford Drive. Mike said he would contact Greg Peck to make repairs.

g. Fund Raising

Nothing to report.

h. Tax Collection (see discussion under TREASURER'S REPORT) Tom Martin recommended that additional work on back taxes should be deferred until Spring 2021 in consideration of hardships due to the Covid 19 pandemic.

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i. Hall The following Hall Report was submitted by Kathy Little, and has been included (with appreciation).

Holding Tank --- Skips emptied the tank, and the bill went to Phil. The open pipe has been fixed; a rubber Fernco coupling with a rubber expansion plug cap has been installed.

The Kitchen has been closed off for winter and the heat is set at 60 degrees.

The propane is at 74% so we are good for a while.

Fire Extinguishers --- 2 brand new extinguishers have been donated by Craig Blackmer of Circle Drive (Thanks Craig!). The one on the end of the building (road side door) has been relocated closer to the door and higher up on the wall. The date tags on both extinguisher are good until 12/31 but the new tags and new more visible signs will be coming soon.

The metal pipes that were going to be removed from behind the building are still there.

Following Kathy Little's report, Phil Silverstein raised a question regarding ways that might be considered to reduce expenses by reducing use of utilities in Pirzl Hall. After general discussion, it was concluded that the Hall must be kept at 60°F to deter possible freezing and burst pipes, and that the overall costs would justify the risks.

j. Website

Ralph reported that updates have been posted.

8. Old Business:

a) Updates on issues before the Inland Wetlands Commission:

Regarding 31 Amidon – approved an investigation regarding the septic.

Regarding 33 Amidon no action was taken

Regarding 9 Maple Cliff Martin wrote a letter but was not read into the record – did not approve and referred to a consultant.

9. New Business

a) Regarding the proposed changes to the Planning and Zoning Commission:

At 7:22 pm Gerry Dufresne recused himself from the LCIA BOD meeting and left the meeting.

It was agreed that Kari Olson would write a letter to the P&ZC outlining the LCIA opposition to the proposed changes, and that said letter would be signed by Mike Panek on behalf of the LCIA.

b) Kathy Little informed the BOD that property at 41 Circle Drive has been sold, and that the new owners have begun pumping water into the street, leading to erosion conditions that have been addressed previously with this property. Mike Panek agreed to write a letter to concerned parties regarding this practice.

10. Adjournment:

Bob Corriveau moved to adjourn at 7:59, seconded by Kari Olson and approved unanimously.