

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – JANUARY 13 2021 – DRAFT VERSION

Date of Meeting: January 13, 2021 – Due to rising concerns with Covid-19, the meeting was conducted remotely by telephone connection.

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

Board Members Absent: Bob Corriveau

Public in Attendance: Ralph Sherman.

1. Call to Order: 6:31 PM

2. Approval of December 2020 Minutes: Minutes of the December 2020 BOD meeting were reviewed, amended and approved. Motion to approve from Tom Martin, seconded by Kathy Little. The motion was carried unanimously with one abstention (Jerry Dufresne).

3. Public Comments. There were no public comments.

4. Approval of Treasurer's Report: Phil Silverstein informed the BOD that December 2020 was a good month for collection of taxes. \$51,000 was received in taxes with an additional \$1600. In donations. Phil expressed special appreciation and "Thanks!" to the generous residents who donated. Further, there were \$12,000 collected in past due taxes. There are two properties in the process of being sold, both having unpaid liens, which should bring in \$3000.

There is currently \$97,000 in the bank, with approximately \$40,000 in expenses projected for the upcoming year.

Some concern was expressed regarding calculation and reporting of line one amount, since that should be evenly divisible by the number of tax paying residents, but it was not. Mike said he would work with the book keeper to determine why this occurred, and ensure that the correct amount would appear in next month's report.

Jerry Dufresne made a motion to accept the Treasurer's report, seconded by Tom Martin; all Board members voted to accept the report with the exception of Phil Silverstein who abstained.

5. Remarks by the President:

None.

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6. Correspondence

The President received three items of correspondence:

- a) an email from John Szyduk informing Mike that the raft from Mother's Beach had drifted to the beachfront at his property. He indicated that it was causing no problem, and he only wanted to inform the LCIA. Mike thanked him, and it was decided that the raft would have to remain there until such time as the lake had thawed, and residents with boats could return the raft to its proper location.
- b) The president received an email from a resident on Circle drive with a video of water draining from a house at 41 Circle drive. Mike sent a letter addressing the situation to the owner, but there has been no response.
- c) The President also received multiple email inquiries about substandard vacant lots on Circle Drive, in which third parties were requesting clarification about whether or not camper or tents could be placed on the property, or what uses could be approved for such properties. There was discussion among board members regarding the interpretation of the by-laws in this matter. No agreement could be reached and the issue was tabled until next meeting. Board members were charged with reading through the LCIA documentation to find all relevant information, and to be prepared for further discussion at the next meeting

7. Chairperson's Reports:

a. Boat Launch & Lakeview Drive Boat Dock

Gerry Dufresne reported the following:

- There are still two dead trees that need to be removed
- The partially submerged canoe near the East of the Boat Launch is still there. The LCIA will probably have to remove it after the lake thaws.
- The new docks are frozen in, but appear to be holding up in spite of the ice.

b. Constable

Gerry reported that everything has been mostly quiet.

- Some local teens have been throwing stones from the boat launch and rocks from Jerry's stone wall onto the ice. He will address the matter with the appropriate residents.
- State Police continue to report large numbers of car break ins, and warn residents to keep cars locked, do not leave keys or other valuables in the cars, and do not leave garage door remote controllers in their vehicles.
- Golf carts have made a resurgence, and are being driven by underage drivers. Residents should be reminded that driving carts on association, town and State roadways requires a valid driver's license, and are restricted to carrying a maximum of three people, including the driver.

c. Beaches – Main & Mothers

Mike reported the following

- The raft for Main beach has run aground at the Szyduk property. It will be retrieved when lake ice and weather permits.

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- A rut has been eroded by runoff on Mother's Beach. This has happened before, and will be repaired at the outset of more clement weather.

d. Dam

The issue was raised that during the recent lowering of the lake, a key part of the siphon was broken and this would need to be repaired or replaced before the next time the lake is to be lowered. Kari is still in touch with the designer of the siphon, who might be able to procure a replacement or repair. Marty will provide digital photos of the needed replacements to Kari, who will try to get information about replacement.

As soon as weather permits, the LCIA will need to acquire a truckload of gravel to fill the depression where three stumps were removed, followed by topsoil that can be seeded and grassed over. This will require a work party to spread and tamp down the area. This should be added to the March or April agenda.

e. Environment

Ralph Sherman reported that ice skaters have begun using the lake, which exposes them to risks since the pattern freeze-thaw causes the ice to be weaker than normal. It would be especially risky if someone chose to drive an ATV or golf cart onto the ice. The idea was raised to have Jacqueline post rules and guidelines for using the lake while it is frozen..

Ralph Sherman will be using this year to learn how to apply for DEEP matching funds for treating invasive plant species. These grants are usually in the amount of \$1000, and will require LCIA to have matching funds available. Ralph does not anticipate applying this year, but possibly next year.

f. Roads

Mike Panek had no new issues or complaints, so he assumes that the plow operators have gotten the word to slow down during their plowing.

g. Fund Raising

Nothing to report. Plans are being formulated for a possible Craft Fair in September. Kathy Little asked that anyone having ideas for fund raising, please contact her.

h. Tax Collection

The decision was made to send a second bill to residents who are delinquent on this years bill and are not delinquent on any other bills. This was based on the belief that at this time, residents who have liabilities that extend beyond this year have already been made aware of this, while those who are only delinquent on this year's bills might have forgotten or accidentally overlooked their payment, and therefore would be more responsive. Tom Martin will be resuming an aggressive program to collect back taxes to later in 2021 in consideration of hardships caused by the Covid 19 pandemic.

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i. Hall

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Fire Extinguishers have been fully replaced and new signage has been posted. (Thanks again to Craig Blackmer of Circle Drive!). T

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j. Website

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Ralph reported that updates have been posted, and he continues to work with Jacqueline to manage the website.

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8. Old Business:

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a) Updates on issues before the Inland Wetlands Commission:

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Regarding 31 Amidon – approved all improvements except the deck.

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Regarding 33 Amidon - application was denied

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Regarding 9 Maple Cliff Martin request was approved, with Tom Martin's help (Thanks Tom!)

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b) Regarding the applications for redistricting and rezoning changes proposed to the Planning and Zoning Commission for the area around the I-84 and route 89 interchange, these applications have been denied.

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9. New Business

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The P&Z commission has indicated an interest in rezoning the Lake Zone District surrounding Lake Chaffee and Ashford Lake. The intention appears to be protecting these two lakes from oversized building projects. Mike Panek will be in contact with P&Z to support that initiative.

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Inspired by the recent surprises to the board regarding these P&Z applications, Mike Panek requested that the BOD should consider establishing another LCIA Board Chairperson role to monitor and report on issues involving Inland Wetlands and P&Z. This request was briefly discussed, and tabled for future discussion.

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10. Adjournment:

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Tom Martin moved to adjourn at 8:19, seconded by Jerry Dufresne. The motion was approved unanimously.

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DECEMBER 2020 LCIA TREASURER'S REPORT

	CURRENT YEAR 2020 - 2021			PREVIOUS YEARS ACTUAL	
	DECEMBER 2020	YEAR TO DATE	BUDGET 2020 - 2021	2019 - 2020	2018 - 2019
INCOME					
Taxes - Current	\$2,418.89	\$36,914.69	\$51,728.00	\$35,452.11	\$38,202.39
Past Tax + Interest + Fees	\$1,301.24	\$12,540.17	\$4,000.00	\$7,845.96	\$6,563.95
Donations	\$138.16	\$1,654.16		\$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	\$5.08	\$14.30		\$30.52	\$26.27
Other		\$0.00		\$25.00	\$125.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$3,863.37	\$51,313.32	\$58,228.00	\$46,685.77	\$ 50,637.11
EXPENSE					
Hall Maintenance	\$410.00	\$410.00	\$1,000.00	\$350.00	\$1,151.59
Hall Utilities (Elec + Heat)	\$287.93	\$819.58	\$2,400.00	\$2,449.13	\$1,872.16
Office Expense		\$0.00	\$200.00	\$62.00	\$63.79
Bookkeeping Service	\$200.00	\$1,200.00	\$2,800.00	\$0.00	\$0.00
Mail / Postage		\$0.00	\$300.00	\$186.00	\$385.83
Road: Repair (Pave + Brush)		\$789.12	\$7,500.00	\$13,188.83	\$7,408.94
Road: Snow Plow + Sand		\$300.00	\$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	\$400.00	\$800.00	\$1,500.00	\$400.00	\$1,670.32
Landscaping		\$900.00	\$3,000.00	\$2,100.00	\$2,425.00
Lake Maintenance / H2O Testing		\$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	\$1,297.93	\$6,577.35	\$58,200.00	\$41,877.56	\$ 43,101.88

8600 General Fund Balance		Other LCIA Bank Accounts	
Dec 1, 2020 Starting Balance	\$ 63,540.46	0220 - Lake & Dam Maint Svg Acct	\$ 3,910.59
Total Month Income	3,863.37	6720 - LCIA Misc Savings Acct	\$ 14,891.09
Total Month Expense	(1,297.93)	8960 - LCIA Special Use Ckg Acct	\$ 12,333.90
Balance (thru Dec 31, 2020)	\$ 66,105.90	Total	\$ 31,135.58

December 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	14,889.58	
	Interest income	1.51	
	Ending Balance	<u>14,891.09</u>	
8960 Special Use Checking Acct			
	Beginning Balance	12,332.89	
	Interest income	1.01	
	Ending Balance	<u>12,333.90</u>	
8600 General Fund Acc			
	Beginning Balance	\$ 63,540.46	
	Income		
	Current Taxes	2,418.89	
	Delinquent Taxes + Interest	1,301.24	
	Donations	138.16	
	Interest on checking acct	5.08	
	Total Income	<u>\$ 3,863.37</u>	
	Expense		
	Eversource	287.93	ACH
	Kristy Novitski	200.00	1616
	Greg Peck	400.00	1617
	Skip's Wastewater	410.00	1618
	Total Expense	<u>\$ 1,297.93</u>	
	Ending Balance	<u>\$ 66,105.90</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF	12/31/2020	<u>97,241.48</u>	