

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – April 14 2021 APPROVED VERSION

Date of Meeting: April 14, 2021 – This meeting was held in person at Pirzl Hall.

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

Board Members Absent: Seth Kaufman, Bob Corriveau, Kari Olson

Public in Attendance: Ralph Sherman, Ray Roy.

1. Call to Order: 6:35 PM

2. Approval of March 2021 Minutes: Minutes of the March 2021 BOD meeting were reviewed. The following correction was made:

LINE 99: from: "...approximately every two weeks" to "every two to three weeks".

Following that amendment, Tom Martin made a motion that the minutes be accepted as amended, seconded by Carol Natitus. The motion was approved with no "Nay" and no abstentions.

3. Public Comments. New resident Ray Roy introduced himself to the BOD. Welcome Ray!

4. Approval of Treasurer's Report for March 2021 Treasurer Phil Silverstein had several comments:

- He explained that March turned out to be an expensive month for several reasons:
- The insurance for the LCIA was due, and the premiums increased by 18%.
- February had unusually heavy/frequent snow fall amounts.
- On the plus side, LCIA has collected fifty five thousand dollars in tax revenue which puts the Association within three thousand dollars of our goal.

Attendees were given time to read over the Treasurer's Report. Gerry Dufresne made a motion to adopt the report as submitted. Tom Martin seconded the motion, and it was passed unanimously.

5. Remarks by the President:

President Mike Panek had no remarks.

6. Correspondence: The following items were mentioned and discussed:

- Resident John Syzdlik reminded the BOD that the raft from Main Beach is still grounded in front of his house.
- President Mike Panek stated that he would attempt to retrieve it in the near future. Constable Gerry Dufresne volunteered to help, and resident Bobby Guerin was volunteered by his spouse Toni.
- President Mike Panek received an inquiry regarding the size and configuration of fences on private properties within LCIA from Lee Whitney on Westford Dr.

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- A phone call was received by President Mike Panek regarding one resident arguing with another about a dog that was fenced in on Squirell Hill Drive.
- President Mike Panek received a complaint from resident Adam Schooks regarding a buried culvert under the street near his residence. President Mike Panek said he would contact Greg Peck to arrange for repairs.

7. Chairperson's Reports:

a. Boat Launch and Boat Dock: (Gerry Dufresne)

- Constable Gerry Dufresne reminded the Board that ice has shifted the new dock at the boat launch at the northwest end of the lake. Hopefully it will right itself after the thaw. Three trees adjacent to the boat launch still need to be trimmed.

b. Constable: (Gerry Dufresne)

- The problem regarding illegal use of golf carts and ATVs continues, and appears to have been increasing. The BOD discussed the situation, and considered ways to incentivize residents to abide by the LCIA prohibition on the use of these vehicles.
- There was an accident on Rte 89 on Thursday of last week. There appeared to have been no injuries.
- Gerry followed up on a complaint of trash strewn in a yard on Lake View Drive. Gerry investigated and found no evidence of a problem.

c. Beaches – Main & Mothers: Chairwoman Jean Panek was not present, but was represented by Mike Panek.

- She raised the question of whether or not the LCIA would provide porta-potties at the beaches as was the practice in the past. After a discussion, the BOD came to a consensus that this practice would not be continued for this year. Reasons for this action include controlling expenses and health issues due to Covid 19.
- Mike also indicated that Greg Peck would be contacted to arrange for the annual sprucing up of both beaches.

d. Dam: The Dam Chairwoman was not present. Constable Gerry Dufresne mentioned that he had visited the dam and noticed that some unknown individual had mowed the lot, and had done a very nice job. Thanks to whoever that was.

e. Environmental Chairperson: Chairperson Ralph Sherman made the following announcements:

He informed everyone that the geese have returned, and it is the beginning of mating season.

He told the BOD that he received an email from the Connecticut Federation of Lakes, who offer grants to Lake Associations based on proposals received from Associations to CFL. Ralph suggested

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89 that we might consider sending in a proposal to support the Lake study that is being planned for the
90 summer of '21. After discussion, the Board authorized Ralph to submit a proposal.
91

92 **f. Roads:**

- 93
- 94 • BOD member Kathy Little informed the BOD that the sump problem on Circle Drive has been
95 addressed by the resident rerouting the outflow hose away from the road and onto their
96 property.
97
- 98 • BOD member Lynn Fontaine reported that there are severe problems with the roadbed on
99 the street where her residence is located. She told the BOD that if we would provide a
100 supply of gravels that her husband Mark would make the necessary repairs.
101
- 102 • President & Road Chairperson Mike Panek told the BOD that he would be in contact with
103 Greg Peck and Joe Hipsky for spring road repair and cleanup.
104

105 **g. Fund Raising:** Kathy Little had several announcements:

- 106
- 107 • the annual Poker run is scheduled for Saturday July 24.
- 108 • A tag-sale is being planned for September 11 or 12. between the hours of 9 and 3. The plan
109 includes:
 - 110 ○ Charging \$10 per space.
 - 111 ○ Charging \$5 to rent a table;
 - 112 ○ Possibly taking lunch orders from vendors, and using the convenience store to fulfil
113 the orders, and LCIA will collect orders and pick up/deliver the food.
 - 114 ○ The tag-sale would not be restricted to LCIA residents only
 - 115 ○ Possibly having an LCIA donations table for selling items that people would like to
116 donate to LCIA.
- 117 • The Annual Newsletter should be sent before the end of May, typically during the second
118 week of May.
 - 119 ○ Mike Panek agreed to prepare the newsletter with input from Kathy Little.
 - 120 ○ BOD member Lynn Fontaine volunteered to help with stuffing, stamping and mailing
121 envelopes.
122
- 123

124 **h. Tax Collection:** Tom informed the BOD that not a lot of activity has occurred.

- 125 • Second notices have gone out with Kristy's help.
- 126 • Tom is continuing to work out a deal regarding the account of 41 Circle Drive.
127

128 **i. Hall:**

- 129 • Kathy cleaned out the closet and needed help getting stuff to the dump.
- 130 • Lynn Fontaine said she would bring stuff to the dump if other would help her move the
131 unwanted items into her car;
- 132 • An impromptu work party followed the meeting to help move the items into Lynn's car.
133

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134 **j. Website:** Ralph Sherman continues to monitor the website for updates.
135

136 **8. Old Business:**

- 137
- 138 • The issue of hiring private security firm to aid in enforcing regulations was discussed and
139 tabled.

 - 140 • At a recent Inland Wetlands meeting an application previously submitted by Tracy Smith for
141 33 Amidon was regarded as having been pared back significantly. The committee granted
142 approval for...
 - 143 ○ stump removal
 - 144 ○ staircase into the lake
 - 145 ○ fencing

 - 146 • Planning & Zoning Commission – Lake District Zone Update
 - 147 ○ The commission has distributed a survey to residents surrounding lakes requesting
148 input on zoning issues.
 - 149 ○ That survey is available at the Ashford Town Hall website
 - 150 ○ **All residents are strongly encouraged to take the following steps**
 - 151 **1. Visit the Town Hall website and review what the town is considering with regard**
152 **to lake district zoning.**
 - 153 **2. Complete the Survey – Be sure your ideas are considered!**
154

155

156 **9. New Business:**

- 157
- 158 • An issue was raised regarding resident Eugenie Bagley might be running a CPA business out
159 of her home without having submitted a home-business application. President Mike Panek
160 will send a letter informing her that such approval is required.
 - 161 • Vice President Tom Martin asked the BOD to consider issues related to the possibility of LCIA
162 passing an ordinance on height of fencing on properties surrounding the lake. Tom agreed
163 to work on that before the next meeting, and come back to the BOD with a proposed
164 ordinance for future consideration.
 - 165 • Mike Panek is working on a review and analysis of the LCIA insurance coverage. This issue is
166 currently being assessed, and will be discussed at a future meeting.

167 **Adjournment:** At 8:13, Gerry Dufresne moved to adjourn, Tom Martin seconded. The meeting
168 adjourned at that time.

APRIL 2021 LCIA TREASURER'S REPORT

	CURRENT YEAR 2020 - 2021			PREVIOUS YEARS ACTUAL	
	APRIL 2021	YEAR TO DATE	BUDGET 2020 - 2021	2019 - 2020	2018 - 2019
INCOME					
Taxes - Current	\$1,438.16	\$40,682.95	\$51,728.00	\$35,452.11	\$38,202.39
Past Tax + Interest + Fees	\$533.83	\$15,187.43	\$4,000.00	\$7,845.96	\$6,563.95
Donations		\$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	\$4.48	\$34.96		\$30.52	\$26.27
Other		\$0.00		\$25.00	\$125.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$1,976.47	\$57,749.50	\$58,228.00	\$46,685.77	\$ 50,637.11
EXPENSE					
Hall Maintenance		\$410.00	\$1,000.00	\$350.00	\$1,151.59
Hall Utilities (Elec + Heat)	\$276.38	\$1,603.92	\$2,400.00	\$2,449.13	\$1,872.16
Office Expense		\$45.75	\$200.00	\$62.00	\$63.79
Bookkeeping Service		\$1,800.00	\$2,800.00	\$0.00	\$0.00
Mail / Postage		\$16.50	\$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		\$10,675.00	\$15,000.00	\$6,750.00	\$13,000.00
Insurance		\$10,335.40	\$10,000.00	\$9,977.60	\$9,557.20
Legal Costs + Fees		\$10.00	\$500.00	\$65.00	\$0.00
Beach Maint + Recreation		\$800.00	\$1,500.00	\$0.00	\$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	\$276.38	\$28,744.34	\$58,200.00	\$41,477.56	\$ 43,101.88

8600 General Fund Balance		Other LCIA Bank Accounts	
Apr 1, 2021 Starting Balance	\$ 48,700.00	0220 - Lake & Dam Maint Svg Acct	\$ 3,910.59
Total Month Income	1,976.47	6720 - LCIA Misc Savings Acct	\$ 14,870.50
Total Month Expense	(276.38)	8960 - LCIA Special Use Ckg Acct	\$ 12,336.94
Balance (thru Apr 30, 2021)	\$ 50,400.09	Total	\$ 31,118.03

April 2021 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	14,866.09	
	Interest income	4.41	
	Ending Balance	<u>14,870.50</u>	
8960 Special Use Checking Acct			
	Beginning Balance	12,336.94	
	Interest income		
	Ending Balance	<u>12,336.94</u>	
8600 General Fund Acc			
	Beginning Balance	\$ 48,700.00	
	Income		
	Current Taxes	1,438.16	
	Delinquent Taxes + Interest	533.83	
	Interest on checking acct	4.48	
	Total Income	<u>\$ 1,976.47</u>	
	Expense		
	Eversource	276.38	ACH
	Electricity		
	Total Expense	<u>\$ 276.38</u>	
	Ending Balance	<u>\$ 50,400.09</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF	4/30/2021	<u>81,518.12</u>	