

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

## Minutes of LCIA Board Meeting – September 8, 2021 APPROVED VERSION

**Date of Meeting:** September 8, 2021 – This meeting was held in person at Pirzl Hall.

**Board Members Present:** Mike Panek, Tom Martin, Martin Connors, Kathy Little, Kay Warren, Carol Natitus, Lynn Fontaine, Irwin Krieger, Seth Kaufman.

**Board Members Absent:** Phil Silverstein, Bob Corriveau, Gerald Dufresne, Kari Olson,

**Public in Attendance:** Ralph Sherman, Amy McCarthy, Linda Roy.

**1. Call to Order:** The meeting was called to order at 6:37.

After the meeting was called to order, Tom Martin noted that we were one Board member short of a quorum, and he made a motion that we seat Kay Warren; the motion was seconded by Kathy Little, and approved by a unanimous voice vote of all.

Mike made a motion to move public comments to the next item on the agenda, to allow Linda Roy to make her comments first before the board started regular business. The motion was seconded by Tom Martin, and approved by voice vote by all board members.

**2. Public Comments.**

In her comments Kathy Roy expressed her wish to participate in the environmental efforts for Lake Chaffee, and described her qualifications which she could bring to bear on the issues facing the LCIA. She also mentioned that she had already been in contact with the LCIA Environmental Chairperson, Ralph Sherman. During this discussion, it was also mentioned that another resident, Marion D'Italile (sp?) had also volunteered.

Her offer was welcomed by Mike Panek and Ralph Sherman, and it was agreed that next steps would be left up to those three individuals (Ralph, Linda, and Marion).

There being no other members of the public wishing to comment, Public Comments was closed.

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

## 3. Approval of July 14, 2021 Minutes:

The following changes were made:

- \* LINES 72: "Arron" was changed to : "Aaron"

Tom Martin moved to accept the July 2021 minutes as amended, seconded by Carol Natitus. All Board members voted to accept the minutes, with the exception of Kay Warren who abstained.

## Approval of August 11, 2021 Minutes:

The following changes were made:

- \* LINES 26: "...as submitted..." was changed to : "...as amended..."
- \* The following correction was made to the July 2021 Treasurer's report: \$50.00 had been incorrectly assigned to DONATIONS and was reassigned to FUND RAISING.

Tom Martin moved to accept the August 2021 minutes as amended, seconded by Kathy Little

All Board members voted to accept the minutes as amended, with the exception of Kay Warren and Seth Kaufman both of whom abstained.

## 4. Approval of Treasurer's Report for August 2021

Two amendments were identified for the Treasurer's report of August:

- \* \$50.00 had been incorrectly assigned to DONATIONS and must be reassigned to FUND RAISING.
- \* On page 2, correct spelling from "Pech" to "Peck"

It was also noted that the Monthly Treasurer's report should be posted on the Bulletin Board and the Website.

## 5. Remarks by the President:

Mike Panek announced that by the next Monthly Meeting all Board members should have obtained copies of the official documents of the LCIA, including:

- By-Laws;
- Charter and Charter Revision;
- Ordinances.

## 6. Correspondence:

The following correspondence was received and discussed:

- Email from Bob Corriveau stating that he is missing a green kayak, and asking that members be on the look-out for one. It was recommended that Bob post a notice at Cash's Store, with a picture, if possible.
- Priscilla Prouty communicated that Coventry Lake was having weed treatment done that was paid for by a state grant. She recommended that LCIA investigate the possibility of applying for such support for Lake Chaffee.
- Ralph Sherman received payment for water testing from the first bill, but not the second.
- A sunken boat was raised and illegally left on Mother's Beach, along with a float, a canoe, and various paraphernalia. Mike has sent a letter to owner. This led to a

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

81 discussion regarding how the LCIA can/should go about enforcing and penalizing  
82 violations of Association regulations. Tom Martin said he would contact Troop C for  
83 recommendations, and Marty Connors agreed to write a draft of a systematic  
84 procedure for recording and acting on violations.

- 85 • Irwin communicated to Mike an update on Inland Wetlands Commission issues.

## 86 87 **7. Chairperson's Reports:**

### 88 89 **a. Boat Launch and Boat Dock:**

90 Gerry Dufresne is in Canada attending to family issues. He reports that the grass at the Boat  
91 Launch has been trimmed.

### 92 93 **b. Constable:**

94 A break-in of a vehicle occurred, but no details were forthcoming.

### 95 96 **c. Beaches – Main & Mothers:**

97 Mike reported on behalf of Jean Panek that she has requested estimates from two fencing  
98 companies for the cost of moving the fence at Main Beach some distance towards the water  
99 line, to allow for safer parking for residents using the beach. Estimates will be forwarded to the  
100 BOD when they have been received.

### 101 102 **d. Dam:**

103 Payment to Carl Asimovich for the report on the dam evaluation is in process.

104  
105 Mike reported that we are in the process of fabricating parts for the siphon that will allow it to  
106 be properly assembled in time for lowering the lake.

### 107 108 **e. Environmental:**

109 Ralph Sherman reported that one of the recent tests off of Swing island showed a bacteria level  
110 of 300, which is the maximum level the test can deliver. Both of the other locations around the  
111 lake that were taken at the same time were in the acceptable range. Ralph believes that the  
112 high score is an aberration and he proposes to redo the test as soon as possible.

113  
114 Ralph also reports that he has received no feedback from the weed study.

### 115 116 **f. Roads:**

117  
118 The LCIA spent over \$2000.00 on road repairs after the first major rainstorm last month. Mike  
119 Panek observed that if the recent pattern of heavy rains is going to be a regular event, the LCIA  
120 will need a dramatically different approach to road maintenance going forward. To that end, he  
121 drove every road in the LCIA and made his own survey to prioritize sections of Association roads  
122 that are in urgent need of attention. Mike made a map showing his priorities, and shared and  
123 discussed that map with the Board. He has sent this map to Greg Peck for repair. He is also  
124 seeking an estimate from Krukoff Paving to pave all the dirt roads in the Association so we can  
125 plan for the future.

126

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

---

127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171

**g. Fund Raising:**

Kathy Little reported that the Craft/Tag Sale will be held this Saturday (9/11). 17 of the 24 spots have been sold, and 7 more are still available. The LCIA table has had no donations so far; Jean Panek along with Ralph and Bonnie Sherman have agreed to run the LCIA table.

Kathy will turn in \$89.00 to the Treasurer for Lake Chaffee merchandise that has been sold.

**h. Tax Collection:**

No recent activity to report. A question was raised for the Treasurer regarding whether liens have been placed on appropriate properties. The Treasurer was not present.

**i. Hall:**

The hall is being prepared for the Craft/Tag Sale.

**j. Website:**

Nothing to report.

**8. Old Business:**

Fence Ordinance - In previous discussions the question was raised as to whether the LCIA Board of Directors has the authority to pass ordinances without public comment. Chairman Mike Panek investigated the question in the Charter from the State of Connecticut, and concluded that the LCIA does indeed have such authority. Further discussion was tabled for future discussion.

Geese mitigation - the topic was tabled for future discussion.

Mike sent a letter to the resident at 8 Ashford Drive regarding the unacceptability of keeping chickens on residential property

The DEAD END sign at Amidon still has not been replaced. There was discussion of where the original sign is located, but there was no consensus.

**9. New Business:**

A question was raised regarding adding inserts to tax bills when they are sent out; discussion ensued, focused on the value of getting current emails for resident. No action was taken.

It was proposed that LCIA request Inland Wetlands Commission and other Town Boards to notify LCIA when projects are approved where large construction equipment could be deployed to local roads. There was discussion of this, but no action was agreed to.

**Adjournment:**

Tom Martin made a motion to adjourn at 8:45, seconded by Seth Kaufman, and approved with a voice vote of all members.

## LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

<b>AUGUST 2021 LCIA TREASURER'S REPORT</b>					
	CURRENT YEAR 2021 - 2022			PREVIOUS YEARS ACTUAL	
	AUGUST 2021	YEAR TO DATE	BUDGET 2021 - 2022	2020 - 2021	2019 - 2020
<b>INCOME</b>					
Taxes - Current		\$0.00	\$53,192.00	\$42,359.47	\$35,452.11
Past Tax + Interest + Fees		\$0.00	\$4,000.00	\$16,629.99	\$7,845.96
Donations		\$0.00		\$1,804.16	\$2,023.18
LCIA Hall Rental		\$0.00		\$0.00	\$525.00
Fundraising		\$0.00	\$2,500.00	\$190.00	\$784.00
Website + Newsletter		\$0.00		\$0.00	\$0.00
Int. + Other LCIA Accts		\$0.00		\$47.51	\$30.52
Other		\$0.00		\$0.00	\$25.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
<b>INCOME Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$59,692.00</b>	<b>\$61,031.13</b>	<b>\$46,685.77</b>
<b>EXPENSE</b>					
Hall Maintenance	\$439.00	\$439.00	\$1,000.00	\$410.00	\$350.00
Hall Utilities (Elec + Heat)	\$155.78	\$155.78	\$2,400.00	\$1,943.57	\$2,449.13
Office Expense		\$0.00	\$200.00	\$45.75	\$62.00
Bookkeeping Service		\$0.00	\$3,600.00	\$2,600.00	\$0.00
Mail / Postage		\$0.00	\$300.00	\$257.50	\$186.00
Road: Repair (Pave + Brush)	\$2,002.31	\$2,002.31	\$7,500.00	\$1,002.99	\$13,188.83
Road: Snow Plow + Sand		\$0.00	\$14,000.00	\$10,675.00	\$6,750.00
Insurance		\$0.00	\$11,750.00	\$10,335.40	\$9,977.60
Legal Costs + Fees		\$0.00	\$500.00	\$10.00	\$65.00
Beach Maint + Recreation		\$0.00	\$1,500.00	\$1,200.00	\$0.00
Landscaping		\$0.00	\$3,000.00	\$900.00	\$2,100.00
Lake Maintenance / H2O Testing	\$105.00	\$105.00	\$2,400.00	\$1,358.65	\$105.00
To Other LCIA Accts		\$0.00	\$0.00	\$0.00	\$0.00
Website + Newsletter		\$0.00	\$500.00	\$64.08	\$44.00
Miscellaneous Expense		\$0.00	\$500.00	\$0.00	\$700.00
Lake Dam Acct Funding		\$0.00	\$500.00	\$500.00	\$500.00
Road Improvement Fund		\$0.00	\$5,000.00	\$5,000.00	\$0.00
Septic Replacement Fund		\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
<b>EXPENSE Totals</b>	<b>\$2,702.09</b>	<b>\$2,702.09</b>	<b>\$59,650.00</b>	<b>\$41,302.94</b>	<b>\$41,477.56</b>
<b>8600 General Fund Balance</b>					
August 1, 2021 Starting Balance	\$	41,123.12			
<b>Total Month Income</b>		-			
<b>Total Month Expense</b>		(2,702.09)			
<b>Balance (thru August 31, 2021)</b>	<b>\$</b>	<b>38,421.03</b>			
<b>Other LCIA Bank Accounts</b>					
			0220 - Lake & Dam Maint Svg Acct	\$	4,410.59
			6720 - LCIA Misc Savings Acct	\$	19,876.49
			8960 - LCIA Special Use Ckg Acct	\$	17,341.06
			<b>Total</b>	<b>\$</b>	<b>41,628.14</b>

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

## August 2021 Transaction Detail for LCIA Accounts

Account No. // Trans Type	Description	Amount	Check #
<b>0220 Lake &amp; Dam Main Savings Acct</b>			
	Beginning Balance	4,410.59	
	Transfer from general checking		
	<b>Ending Balance</b>	<b><u>4,410.59</u></b>	
<b>6720 LCIA Misc Savings (Road Improvements Fund)</b>			
	Beginning Balance	19,876.49	
	Transfer from general checking		
	Interest income		
	<b>Ending Balance</b>	<b><u>19,876.49</u></b>	
<b>8960 Special Use Checking Acct (Septic Fund)</b>			
	Beginning Balance	17,341.06	
	Transfer from general checking		
	Interest income		
	<b>Ending Balance</b>	<b><u>17,341.06</u></b>	
<b>8600 General Fund Acct</b>			
	Beginning Balance	\$ 41,123.12	
<b>Income</b>			
	Current Taxes		
	Delinquent Taxes + Interest		
	Donations		
	Interest on checking acct		
	Total Income	<u>\$ -</u>	
<b>Expense</b>			
	Eversource	155.78	ACH
	Ralph Sherman	105.00	1637
	Skips Waterwaste	439.00	1638
	Greg Pech	2,002.31	1639
	Total Expense	<u>\$ 2,702.09</u>	
	<b>Ending Balance</b>	<b><u>\$ 38,421.03</u></b>	
<b>TOTAL OF ALL LCIA ACCOUNTS AS OF</b>		<b><u>80,049.17</u></b>	<b>8/31/2021</b>