

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – October 13, 2021 APPROVED VERSION

Date of Meeting: October 13, 2021 – This meeting was held in person at Pirzl Hall.

Board Members Present: Tom Martin, Lynn Fontaine, Irwin Krieger, Kay Warren, Seth Kaufman, Gerry Dufresne, Mike Panek, Marty Connors, Bob Corriveau, Karin Olson, Phil Silverstein, Kathy Little, Carol Natitus.

Board Members Absent: None

Public in Attendance: Ralph Sherman.

1. Call to Order: The meeting was called to order at 6:33.

2. Public Comments.

Kay Warren thanked Ralph Sherman for replacing the “Dead End” and “No turn-around” signs at the entrance to Amidon. Kay noted that she observed a marked decrease in the traffic as a result of the new signage.

3. Approval of Minutes from the September 8, 2021 Meeting:

The following changes were made:

- * LINE 7: “Lynne” was changed to : “Lynn” and “Kreiger” was changed to “Krieger”.
- * LINE 29 “D’Italile” was changed to “Vitale”.
- * LINE 128...”Kraft” was changed to “Craft”.
- * LINE 133 “also has turned” was changed to “will turn”.

Seth Kaufman moved to accept the Minutes for the 9/8/21 meeting, and was seconded by Tom Martin. All members present voted “Aye” with the exceptions of Kari Olson, Bob Corriveau and Gerry Dufresne, all of whom abstained due to having been absent from the pertinent meeting.

4. Approval of Treasurer's Report for September 2021

The Treasurer’s Report for September 2021 was reviewed by all present. Gerry Dufresne made a motion to accept the report, seconded by Bob Corriveau, all members voted “Aye” with the exception of Phil Silverstein who abstained.

5. Remarks by the President: Mike Panek asked for a show of hands from the Board members regarding who brought their copies of the governing documents (Charter, By-Laws and Ordinances), as agreed to at the September meeting. There was a brief discussion of the importance of having these documents during our meeting.

6. Correspondence: The following items of correspondence were discussed:

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- 44 * A question from Nicole Smiros- resident at 7 Oak Drive - inquired if LCIA required any
45 notification from residents who wished to rent their properties. Mike referred her to the
46 Town P & Z commission.
- 47 * Lee Whitney inquired regarding plans regarding road repair in the Association. Mike
48 discussed the issues currently under consideration.
- 49 * From Ralph Sherman – raised the issue of the future of the LCIA website; Mike appraised the
50 Board that his present position is that Jacqueline Kennedy’s support has been satisfactory,
51 and he recommends no changes at the present time.
- 52 * Lynn Fontaine proposed to use two compact refrigerators to create two Little Free Libraries
53 with one to be located at Main Beach, and a second to be located at some undetermined
54 location. There was generally support for Lynn’s concept, but some concerns emerged
55 regarding the safety, aesthetics and construction plans. The consensus of the Board was to
56 grant conditional approval for Lynn to proceed with one such library at the Main Beach,
57 using traditional designs and materials. There was general agreement to consider a second
58 location pending agreement on a site, and the success of the first. Gerry moved for a vote
59 on Lynn’s proposal, seconded by Lynn. A voice vote was taken, with no ‘Nay’ votes and no
60 Abstentions. Several members expressed willingness to help Lynn regarding the
61 construction, materials and installation.
- 62 * A request from Mark Ryan for recommendation for a plumber able to work on Aqua Pump
63 products. No recommendations available.
- 64 * To Lynn Lafontaine an inquiry from Mariah Kirby who would like to build a 20 x 30 barn on
65 her property – would like to know if she must get a permit. A permit is required, for
66 building a barn; the permit would not however include farm animals.

7. Chairperson's Reports:

67
68
69
70 **a. Boat Launch and Boat Dock:** (Gerry Dufresne) Boat launch was mowed last Wednesday –
71 dock appears to be in good condition. some branches came down; Gerry will cut them up.

72
73 **b. Constable:** (Gerry Dufresne) - there was a car break-in last June; no further update on that;
74 ATVs are still active.

75
76 **c. Beaches – Main & Mothers:** Main – raft and bouys were pulled in. Mother’s – large red boat
77 and green kayak were still on the beach.

78
79 **d. Dam:** Payment was sent to Mr. Asimovich for Emergency Report.

80
81 **e. Environmental:** Ralph Sherman conducted a second water test off Swing Island, which came
82 in clean within specifications.

83
84 **f. Roads:** Greg Peck will repair all the roads and clean up before snow sets in.

85
86 An estimate was received from Krukoff for paving approximately 115,000 feet²
87 of selected roadway, would cost \$161,000 to prep and pave. There was considerable discussion
88 about many concerns, such as the need for improving drainage before putting down pavement.

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89 Mike Panek has directed Phil Silverstein to approach the LCIA's current bank and possibly other
90 lenders to inquire about possible lending vehicles. Further discussion at next monthly meeting.
91

92 **g. Fund Raising:** The 2021 Tag and Craft sale was held in Pirzl Hall and parking lot on September
93 11. 19 spaces were rented at \$10.00 each, for a total of \$260.00 in vendor income. Donations
94 to LCIA from other people were sold for a total of \$124.00. In addition, a total profit of \$129.31
95 was received from the sale of LCIA merchandise. The total for September fundraising is
96 \$514.00.
97

98 **h. Tax Collection:**

99 No report.
100

101 **i. Hall:**

102 Smoke detectors were going off in unison at the hall on the day of this meeting. It was assumed
103 that this was due to expiration of the batteries. Kathy Little took responsibility to replace them.
104

105 **j. Website:**

106 All postings were up to date and have been entered in a timely fashion. No problems were
107 reported.
108

109 **8. Old Business:**

- 110 * Mike inquired if anyone had attended the recent meeting of the town P&Z meeting. No one
111 had, so no updates were available.
- 112 * The Board has received two versions of the proposed Fence Ordinance. Mike said that
113 there will be a special meeting at 6:15 pm on the day of the next regular Board Meeting, to
114 discuss the fence ordinance. Discussion of the Fence Ordinance was tabled until that
115 meeting. Mike will send out the proposed versions to everyone.
- 116 * The round up of geese during their molting period next year (2022) was tabled to a future
117 meeting.
- 118 * Tom Martin spoke with State Police regarding towing illegally parked vehicles.
 - 119 o They recommended White House towing.
 - 120 o They confirmed that LCIA does have the authority to tow illegally parked vehicles.
 - 121 o They recommended the following when towing illegally parked vehicles
 - 122 ■ we should notify them in advance,
 - 123 ■ We put up a sign regarding the no parking status of a location
 - 124 ■ Send a warning letter to everyone regarding the locations and the LCIA's
125 intention to begin towing
126

127 **9. New Business:**

- 129 * LCIA received a Home Business permit application from Kathy Little
- 130 * One of the lights outside Pirzl Hall is out
- 131 * Tom Martin informed that it has become necessary to fell a tree on his property, and
132 because of its location, it is likely to fall into the lake. He said that he will remove it if this
133 occurs.

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134 * Kay Warren informed the Board that a neighbor of hers installed a sidewalk/patio on top of a
135 leech field. She sent a letter to the town. This is within the jurisdiction of Inland Wetlands
136 and the Health Department

137

138 **Adjournment:** Bob Corriveau moved that the meeting should adjourn at 8:13, seconded by Kathy
139 Little, and was passed unanimously.

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SEPTEMBER 2021 LCIA TREASURER'S REPORT					
	CURRENT YEAR 2021 - 2022			PREVIOUS YEARS ACTUAL	
	SEPTEMBER 2021	YEAR TO DATE	BUDGET 2021 - 2022	2020 - 2021	2019 - 2020
INCOME					
Taxes - Current	\$212.00	\$212.00	\$53,192.00	\$42,359.47	\$35,452.11
Past Tax + Interest + Fees	\$680.20	\$680.20	\$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	\$245.00	\$245.00	\$2,500.00	\$240.00	\$784.00
Website + Newsletter		\$0.00		\$0.00	\$0.00
Int. + Other LCIA Accts	\$7.29	\$7.29		\$47.51	\$30.52
Other		\$0.00		\$0.00	\$25.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$1,144.49	\$1,144.49	\$59,692.00	\$61,081.13	\$46,685.77
EXPENSE					
Hall Maintenance		\$439.00	\$1,000.00	\$410.00	\$350.00
Hall Utilities (Elec + Heat)	\$104.99	\$260.77	\$2,400.00	\$1,943.57	\$2,449.13
Office Expense		\$0.00	\$200.00	\$45.75	\$62.00
Bookkeeping Service	\$500.00	\$500.00	\$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	\$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	\$200.00	\$200.00	\$3,000.00	\$900.00	\$2,100.00
Lake Maintenance / H2O Testing	\$2,740.00	\$2,845.00	\$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
EXPENSE Totals	\$3,544.99	\$6,247.08	\$59,650.00	\$41,302.94	\$41,477.56
8600 General Fund Balance					
August 1, 2021 Starting Balance	\$	38,421.03			
Total Month Income		1,144.49			
Total Month Expense		(3,544.99)			
Balance (thru September 30, 2021)	\$	36,020.53			
Other LCIA Bank Accounts					
			0220 - Lake & Dam Maint Svg Acct	\$	4,410.59
			6720 - LCIA Misc Savings Acct	\$	19,878.46
			8960 - LCIA Special Use Ckg Acct	\$	17,343.84
			Total	\$	41,632.89

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September 2021 Transaction Detail for LCIA Accounts

Account No. // Trans Type	Description	Amount	Check #
0220 Lake & Dam Main Savings Acct			
Beginning Balance		4,410.59	
Transfer from general checking			
Ending Balance		<u>4,410.59</u>	
6720 LCIA Misc Savings (Road Improvements Fund)			
Beginning Balance		19,876.49	
Transfer from general checking			
Interest income		1.97	
Ending Balance		<u>19,878.46</u>	
8960 Special Use Checking Acct (Septic Fund)			
Beginning Balance		17,341.06	
Transfer from general checking			
Interest income		2.78	
Ending Balance		<u>17,343.84</u>	
8600 General Fund Acct			
Beginning Balance		\$ 38,421.03	
Income			
Current Taxes		212.00	
Delinquent Taxes + Interest		680.20	
Fundraising		245.00	
Interest on checking acct		7.29	
Total Income		<u>\$ 1,144.49</u>	
Expense			
Eversource	Electricity	104.99	ACH
Ralph Sherman	Water testing	105.00	1640
Karl Acimovic	Lake dam	2,600.00	1641
Kristy Novitski	Bookkeeping (Jul & Aug reporting)	500.00	1642
Ralph Sherman	Water testing	35.00	1643
Gregory Peck	Lawn Cutting	200.00	1644
Total Expense		<u>\$ 3,544.99</u>	
Ending Balance		<u>\$ 36,020.53</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF	9/30/2021	<u>77,653.42</u>	