

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – APRIL 13, 2022

-APPROVED-

Date of Meeting: April 19, 2022 – The meeting was held in Prizl Hall.

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

Board Members Absent: Kay Warren, Irwin Krieger.

Public in Attendance: Ralph Sherman, Liz Provencher, Heather Provencher

1. Call to Order: The meeting was called to order by Mike Panek at 6:34 PM.

2. Approval of February 2022 Minutes:

After members were able to read the minutes, a motion to approve was made by Gerry Dufresne, seconded by Phil Silverstein. The motion was carried unanimously by voice vote, with Gerry Dufresne, Tom Martin, Kathy Little, Bob Corriveau and Kari Olson abstaining.

3. Public Comments.

There were no public comments

4. Approval of Treasurer's Report:

A revised version of the March TR was sent out on April 13, and was provided to attendees of the meeting. Members were reminded that the group needed to vote on the Feb and March TRs. A question was raised regarding the overage of \$445.00 for the Lake Maintenance line item; Mike Panek pointed out that that was a result of a \$2600 payment to Carl Asimovic in September of 2021 for the Dam emergency plan done from the previous year, which was taken out of the lake maintenance account. A discussion ensued about whether overages that are carried over from one year should be assigned to a specific account in the following year, or simply left in the general fund. The Board agreed that the current practice of leaving the funds in the general account should continue for the time being. No action was taken as a result of this conversation.

A vote was called to accept the February 2022 TR, and was carried unanimously by voice vote with one abstention (Phil Silverstein).

A second vote was called to accept the amended March TR, which was carried unanimously by voice vote, with one abstention (Phil Silverstein).

5. Remarks by the President: There were no remarks from the President at this time.

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6. Correspondence

- The following correspondence was reported and discussed:
- a. Irwin Kreiger was acknowledged and thanked for his continued diligence for reporting on upcoming issues before Planning and Zoning Commission and Inland Wetlands Commission.
 - b. An e-mail was received from Albert Tilley regarding potholes on Ashford Drive. Mike called Greg Peck to make appropriate repairs. Mike also reported that now that spring has arrived, there will be a survey of all the roads to identify needed repairs.
 - c. A note was received from Martin Bier regarding a kayak in the woods on Armitage court. Phil Silverstein has removed it and stored it behind Pirzl Hall until someone claims it.
 - d. Nicole Smiros contacted Mike about the beach (Mother's), an informed her that a plan is being developed for improving the beach and parking area, so that residents on the south side of the lake would have a facility that would be comparable to the Main Beach.
 - e. Mike reported that he informed CT DEEP that the Board approved their request to conduct a study on the accumulated sediment and the presence of heavy metals on the bottom of the lake, and use a motorized boat for their work. Mike sent in their required paperwork and the DEEP spokesperson acknowledged receipt, and informed Mike that as soon as they completed their schedule, they would inform LCIA of when a team would be arriving. There will be no cost to LCIA for the conduct of this study.
- Mike reported that there was no other correspondence.
- f. A question was raised by a board member regarding the status of an abandoned kayak that had been found; another board member reported that it had been scheduled to be removed, but it disappeared before it could be removed. Gerry reminded the BOD that he still has a kayak that he removed last year and Mike directed him to dispose of it.

7. Chairperson's Reports:

A. Boat Launch & Lakeview Drive Boat Dock

Gerry reported that the Boat Launch has been showing signs of washing out a bit caused by heavy rains. Gerry has been evaluating whether to build a berm across the boat launch to prevent run-off from causing erosion, but he has not decided whether to pursue that action.

He also reported that the middle leg of the dock had been kicked out, and he will make repairs accordingly.

B. Constable

Gerry Dufresne reported that everything has been quiet. State Police continue to issue warnings regarding break-ins, and urge residents to keep doors and windows locked in homes and vehicles. They also warn that thefts of catalytic converters is on the rise. If a resident hears noise at night and suspects illegal activity, they should notify the State Police.

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C. Beaches – Main & Mothers

Mike presented the following steps that are being considered as improvements to Mother’s Beach:

- Replace and reroute the drainage pipe to provide improved drainage on the grassy area and through the beach itself
- Remove stumps and skim the grass from the parking area and cover it with process/ crushed gravel.
- Provide additional sand, sculpted into a horse shoe formation to parallel the water line.
- arrange with adjacent neighbor for repair of fallen fence panel.

A question was raised regarding moving the fence at Main Beach towards the treeline to allow for ‘nose-in’ off the street parking, as discussed at a previous meeting. Mike responded that no action was taken over the winter, but that is still on his “to do” list.

There was discussion regarding the feasibility of installing a fence at the waterline of Main Beach to prevent the geese from coming ashore. It was pointed out that a fence that would be effective at keeping the geese away would necessarily be effective at abstructing residents’ access.

Further discussion was tabled until after discussion of plans for attacking the goose situation, which was on the agenda for later in the meeting.

A question was raised and discussed regarding location of the small ‘take one/leave one’ library. Mike suggested putting it asap, and located on the road side of the fence, and towards the right (western) end of the fence.

D. Dam

We will need to plan for cutting the weeds on the dam during the summer. There is no significant growth yet, but we will need to be planning for that.

E. Environment

- Ralph Sherman pointed out that LCIA has yet to appropriate the funds for water testing. Kari made a motion that LCIA appropriate whatever the expenses are required for continued water testing. It was seconded and passed unanimously by voice vote.
- Ralph made contact with Solitude Lake management to inquire about strategies for weed remediation. The strategies below were discussed:

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- 126 1) **Drain and Dredge** – remove all the water, use heavy excavating equipment to
127 remove the bottom silt, then allow the lake to refill.
128 + Most effective
129 - Cost prohibitive
130 - Requires a lot of time
131 - Extremely injurious to most/all fish, turtles, and other wildlife, such as birds who
132 live on the fish, etc.
133 - Can be difficult to find a place to dump the removed silt, which is nutrient-rich.
134 2) **Hydro-raking** – using a hydro-pump divers with suction to dredge lake bottom
135 +..Allows “targeted” dredging; homeowners can opt to have the lake in front of their
136 property to be cleaned, and the removed material is deposited on their lot.
137 +..Might appeal to owners who want to improve the swimming at their location.
138 - machine involves \$2800 per day rental
139 - Only effective to a depth of 10 feet
140 - Would not resolve problem of weeds clogging boat motors.
141 3) **Chemical Treatment** - Using Herbicides to kill weeds
142 + Can be effective
143 - Side effects of chemicals on fish, turtles, pets, swimmers
144 - Estimated cost approximately \$20k
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146 Ralph will continue to investigate this issue and report back to the BOD. No action was
147 taken at this time.
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149 Ralph Sherman went on to brief the meeting on his recommendations regarding geese
150 remediation, which was based on a proposal submitted by Tim Cozine, Certified Wildlife
151 Biologist of the USDA. These points included:

- 152 Five visits by Tim and/or members of his team
153 Egg & nest treatment (if proposal is accepted within the necessary timeframe)
154 Non-lethal harassment
155 Live capture and euthanization or removal with air rifles(if approved) to reinforce
156 harassment
157 Estimated cost of \$3,175.
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159 After a period of discussion, the following proposal was made:

160 “We (LCIA BOD) approve the proposal from Tim Cozine for \$3,175.00 for goose control as
161 submitted and Ralph Sherman can execute the necessary documents to get that moving.” This
162 motion was seconded. By voice vote the motion was passed unanimously, with no abstentions.
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164 **F. Roads**

165 Mike that he will do the spring assessment, and report back to the BOD as to what he finds.
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167 **G. Fund Raising**

168 At the moment there are no plans, but the Fund Raising Chairperson has received requests for
169 another tag sale this year. There was a discussion regarding the amount of work involved, and
170 uncertainty of how much funds were actually raised.
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172 It was pointed out that the schedule of events will be needed before the May mailing. Kathy
173 Little took on the responsibility for setting the dates and preparing the schedule for the summer.
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H. Tax Collection

175 Tom Martin will be getting in touch with Kristi and Phil to generate the list of residents with the
176 biggest outstanding tax delinquencies. Phil mentioned that mail to certain residents was being
177 returned as undeliverable; it was decided that the Ashford tax office should be consulted to
178 determine the correct mailing address.
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I. Hall

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181 Upon her return, Kathy discovered that the gas tanks were empty, so Kathy is calling various
182 suppliers. She is discovering that all vendors are requiring a minimum purchase that would
183 mean we will have to fill both tanks; in some cases they require a three year contract. The
184 question was raised why do we want to refill at this time of year? The decision was made to
185 wait and see if the prices come down in the future.
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J. Website

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188 No problems at this time. Thanks to Ralph and Jacqueline for their efforts to maintain the
189 website as needed.
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8. Old Business:

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192 A resident of Amidon drive has requested permission for an easement to put a pipe under Amidon
193 Drive from lot 7 to lot 10, only if necessary in the case that his primary sanitary system might fail
194 and he had to pump it under the road to a secondary system. In the board's subsequent discussion,
195 it was unclear why such a permission is being required. As a result, the decision was tabled and
196 more information about the situation will be requested from Scott's engineer.
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9. New Business

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199 Mike announced that for personal reasons and with great regret, he will not seek re-election as
200 President during this summer's elections. He will stay on as an alternate and provide advice and
201 guidance for whoever succeeds him in the upcoming election.
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10. Adjournment:

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204 Motion to adjourn was made by Gerry at 8:03, seconded by Seth, and passed by unanimous voice
205 vote.
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MARCH 2022 LCIA TREASURER'S REPORT					
	CURRENT YEAR 2021 - 2022			PREVIOUS YEARS ACTUAL	
	MARCH 2022	YEAR TO DATE	BUDGET 2021 - 2022	2020 - 2021	2019 - 2020
INCOME					
Taxes - Current	\$1,962.00	\$39,962.62	\$53,192.00	\$42,359.47	\$35,452.11
Past Tax + Interest + Fees	\$1,283.46	\$4,170.51	\$4,000.00	\$16,629.99	\$7,845.96
Donations		\$2,627.07		\$1,804.16	\$2,023.18
LCIA Hall Rental		\$0.00		\$0.00	\$525.00
Fundraising		\$961.87	\$2,500.00	\$240.00	\$784.00
Website + Newsletter		\$0.00		\$0.00	\$0.00
Int. + Other LCIA Accts	\$5.23	\$37.41		\$47.51	\$30.52
Other		\$25.00		\$0.00	\$25.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$3,250.69	\$47,784.48	\$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)	\$425.21	\$1,050.73	\$2,400.00	\$1,943.57	\$2,449.13
Office Expense	\$25.00	\$46.09	\$200.00	\$45.75	\$62.00
Bookkeeping Service	\$300.00	\$2,300.00	\$3,600.00	\$2,600.00	\$0.00
Mail / Postage		\$23.20	\$300.00	\$257.50	\$186.00
Road: Repair (Pave + Brush)		\$6,703.72	\$7,500.00	\$1,002.99	\$13,188.83
Road: Snow Plow + Sand	\$3,500.00	\$12,000.00	\$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		\$1,340.00	\$1,500.00	\$1,200.00	\$1,340.00
Landscaping		\$400.00	\$3,000.00	\$900.00	\$2,100.00
Lake Maintenance / H2O Testing		\$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		\$60.00	\$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	\$4,250.21	\$27,207.74	\$59,650.00	\$41,302.94	\$42,817.56
8600 General Fund Balance					
March 1, 2022 Starting Balance		\$ 62,699.38	Other LCIA Bank Accounts		
Total Month Income		3,250.69	0220 - Lake & Dam Maint Svg Acct	\$	4,410.59
Total Month Expense		(4,250.21)	6720 - LCIA Misc Savings Acct	\$	19,886.44
Balance (thru March 31, 2022)		\$ 61,699.86	8960 - LCIA Special Use Ckg Acct	\$	17,352.44
			Total	\$	41,649.47

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March 2022 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		19,886.44	
Transfer from general checking			
Interest income			
Ending Balance		<u>19,886.44</u>	
8960 Special Use Checking Acct (Septic Fund)			
Beginning Balance		17,348.17	
Transfer from general checking			
Interest income		4.27	
Ending Balance		<u>17,352.44</u>	
8600 General Fund Acct			
Beginning Balance		\$ 62,699.38	
Income			
Current Taxes		1,962.00	
Delinquent Taxes + Interest		1,283.46	
Interest on checking acct		5.23	
Total Income		<u>\$ 3,250.69</u>	
Expense			
Eversource	Electricity	425.21	
Stafford Savings Bank	Lock box	25.00	
Greg Peck	Snow plowing	3,500.00	1656
Kristy Novitski	Bookkeeping - March	300.00	1657
Total Expense		<u>\$ 4,250.21</u>	
Ending Balance		<u>\$ 61,699.86</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF	3/31/2022	<u>103,349.33</u>	