

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – MAY 11, 2022 -APPROVED VERSION-

Date of Meeting: MAY 11, 2022 – The meeting was held in Prizl Hall.

Board Members Present: Mike Panek, Tom Martin, Martin Connors, Phil Silverstein, Bob Corriveau, Gerald Dufresne, Lynn Fontaine, Seth Kaufman, Kay Warren.

Board Members Absent: Irwin Krieger Kathy Little, Carol Natitus, , Kari Olson

Public in Attendance: Ralph Sherman, Scott Guerin, Bruce and Silvia Souza.

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

2. Approval of April 13, 2022 Minutes:

After members were able to read the minutes, a motion to approve with no corrections was made by Gerry Dufresne, seconded by Seth Kaufman. The motion to accept was approved by voice vote, with no NAYs and one abstention (Kay Warren).

3. Public Comments.

Mike Panek formally welcomed Bruce and Silvia Souza to Lake Chaffee, and invited them to introduce themselves and make any comments to the board. Bruce responded to that invitation by introducing himself and his wife, and explained that they live in Eastford, and that they bought a property at Lake Chaffee was a nice area. Mike restated his welcome to the Lake and thanked them for coming and staying for the meeting. There were no other public comments.

4. Approval of Treasurer's Report:

Phil Silverstein commented that about 80% of residents have paid their annual taxes, and so 20% have not paid, so we are good, in decent shape, but we could do better. A question was raised regarding the practice followed by other owner associations, of publishing a list of members who have not paid. Mike explained that in the past this practice had been considered by the LCIA, but was voted against based on the belief held by the majority of Board members at the time, that doing so would be embarrassing. Mike was open to revisiting the issue during one of the summer meeting. Phil explained that the LCIA will place liens on properties for non-payment, and that any unpaid taxes are then collected at the time of sale.

Mike called for a motion to accept the Treasurer's Report. A motion was made by Gerry Dufresne, and seconded by Seth Kaufman. A voice vote was called for, and the report was passed with all "Yea" votes and two abstentions.

5. Remarks by the President: Mike told the Board that the Summer Newsletters have been completed by Kathy Little, Phil Silverstein and himself. These have been printed and trifolded. Copies were provided to everyone in attendance. Mike told the group that Lynn Fontaine volunteered to stuff envelopes, and thanked her for this contribution. He requested an updated list of homeowners from Phil Silverstein, who said he sent updates to our book keeper, and he would

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46 check with her to ensure that the updates have been completed, and authorize her to send them to
47 Mike for printing of labels. When completed, Mike will send them to Lynn via FedEx.

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49 Thanks to Lynn for taking on this responsibility.

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51 **6. Correspondence** The following correspondence was reported and discussed:

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53 a. Tom Martin is taking care of the M-1 report.
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55 b. From Lynn Fontaine – the library is being installed behind the fence, behind the rock area at
56 Main Beach.
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58 c. DEEP has asked for lake maps to prepare for their upcoming survey. The maps have been
59 received by the staff at DEEP who said they were good. Ralph Sherman volunteered to be a
60 contact for the DEEP on that survey.
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62 d. Mike got a request from the company that LCIA hired for dealing with the goose population
63 at the lake requesting the LCIA Federal tax ID number, which Mike shared with the members
64 of the BOD.
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66 e. An e-mail from a resident who owns two homes in Lake Chaffee with two issues:
67 i. questions about road repair – Mike provided the required information;
68 ii. what should be done about part of a dock that has floated onto their property: Mike
69 informed the resident that if she could determine the owner, she could contact them
70 to retrieve it, otherwise, she could remove it and take it to the Town Transfer Station.
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72 f. An email from another resident on Amidon who had a raft tied to his dock, does anyone on
73 the Board know who might be looking for it. Mike informed him that we didn't know, and he
74 might consider posting a notice on the website.
- 75
76 g. Text from a resident on Westford Drive regarding a neighbor's truck that appears to be stuck
77 in a ravine. The reporting resident also stated that the truck's owner also has several
78 immobile vehicles on his property, limbs and branches from his tree removal business,
79 assorted furniture, and an underground marijuana farm, and was the BOD aware of this?
80 Mike investigated, and confirmed the presence of a stranded truck which showed evidence of
81 efforts to remove it. He was unable to determine the nature of any plants or crops that were
82 being cultivated, since he did not have permission to enter the owner's property.

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84 A question was raised regarding whether or not this property owner should be required to
85 have a certificate for operating a business on the property. Mike was of the opinion that
86 since his tree trimming business was actually conducted at his client's property, not on LCIA
87 property, and any wood chipping being done was involving brush and branches that were his
88 at the time they were on his property, that this did not require such a certificate.

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90 It was resolved that Mike Panek would write a letter to the property owner that the various
91 items that are not on his property should be removed from the surrounding property onto his own.

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7. Chairperson's Reports:

A. Boat Launch & Lakeview Drive Boat Dock

The dock stayed up, but needs adjustment on it.

Has not mowed boat launch yet, and plans not to do so until after May, in response to requests that landowners not mow while dandelions are blossoming, since these are important pollen sources for bees.

B. Constable

Still having problems with ATVs doing donuts and tearing up the grass. State Police do not respond to requests for help. Mike suggested that he send a letter to Commander of Troop C, with a copy to our State Senator, requesting more stringent enforcement. Gerry agreed to provide addresses.

C. Beaches – Main & Mothers

Phil reported the following from Greg Peck: Greg dug up one end of the pipe at Mother's Beach, and it was broken and he intends to repair it. However, he was unable to find the other end of the pipe near Erin and Jessica's fence. He asked if any member of the BOD know where the other end of the pipe is located? Tom Martin stated that the pipe ends in a concrete basin with a heavy concrete cover, near the corner of the fence on LCIA property.

Phil will inform Greg of this information; he expects that Greg will be there next Monday (5/16) to begin work on replacing the broken pipe, rerouting the pipe around the side of the beach, to the collection box, and begin the beach project: Greg will provide a price estimate for removing the stumps, dumping gravel for 3 – 4 parking spaces in the front, but he will do the pipe first.

A question was raised whether we should authorize payment for this work; Mike stated that payment has already been authorized as part of Beach cleanup.

D. Dam

No report

E. Environment

The representative of the USDA came and did a sweep of Snake Island, and found one nest that had already been predated, probably by racoons or muskrats. A second nest was located on Swing island. In that case the female was on the nest and would not move, so he forcibly removed her and addled the eggs.

For reasons that no one could explain, the numbers of geese seem to be extremely low this year.

Ralph Sherman will be looking for any additional families showing up, and will notify our contact, and he will come out and deal with it.

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136 We discussed where in the Budget the expenses for the geese removal should be taken. No
137 decision was made at this time.

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F. Roads

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No news to report. Mike will be working with Greg Peck, who has yet to make a sweep of the
141 Association roads; after that time he will report back to Mike regarding work to be undertaken.

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G. Fund Raising

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Kathy was not in attendance due to Covid. She has outlined the dates & times for Summer
145 events; these appear in the Summer Newsletter.

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June 11th is planned for a hot dog/hamburger event at Pirzl Hall. Plans for the autumn are
148 forthcoming.

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Mary Griffin, a new resident of our community has expressed an interest in working with Kathy
151 in fund raising. Mary shared her goal of raising funds that would be specifically dedicated to
152 replacing the playscape behind Pirzl Hall.

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H. Tax Collection

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Tom Martin will be sending a general letter to individuals who are behind in their taxes which
156 will stress more urgently the importance of getting caught up with arrears. Following that, his
157 next step will be to contact each individual with a letter dealing with the amount of their
158 arrears. Phil promised a list of names and addresses, and committed to working with Tom in
159 this initiative.

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I. Hall

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No report.

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J. Website

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No report. Kudos to Ralph and Jacqueline for timely updates to the website.

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8. Old Business:

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The only item of old business pertains to the request of Scott Guerin at 28 Amidon.

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The leech field for 28 Amidon is across the street at 25 Amidon. Because of the extent of changes
171 planned for #28, Scott is required to present a letter from the LCIA granting conditional permission
172 from the LCIA to the owner of 28 Amidon, allowing said owner to 1) dig under Amidon Drive; 2)
173 replace or repair the connection between 28 and 25 Amidon, then 3) repair the pavement, should
174 it become necessary, in order to maintain acceptable sanitary functioning at 28 Amidon. Scott
175 provided to Mike Panek a sample letter that Scott needs to have prepared and signed by the LCIA
176 for submission to the Health District. Mike will read over the letter, and share it with Tom Martin,
177 and once it is prepared, it will be given back to Scott for delivery to the Health District.

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9. New Business

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Ray Roy repaired a sign post, for which LCIA will reimburse him.

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10. Adjournment:

Motion to adjourn was made by Gerry at 7:36, seconded by Lynn, and passed by unanimous voice vote.

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APRIL 2022 LCIA TREASURER'S REPORT					
	CURRENT YEAR 2021 - 2022			PREVIOUS YEARS ACTUAL	
	APRIL 2022	YEAR TO DATE	BUDGET 2021 - 2022	2020 - 2021	2019 - 2020
INCOME					
Taxes - Current	\$218.00	\$40,180.62	\$53,192.00	\$42,359.47	\$35,452.11
Past Tax + Interest + Fees	\$1,487.20	\$5,657.71	\$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	\$5.18	\$42.59		\$47.51	\$30.52
Other		\$25.00		\$0.00	\$25.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$1,710.38	\$49,494.86	\$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)	\$350.20	\$1,400.93	\$2,400.00	\$1,943.57	\$2,449.13
Office Expense	-\$25.00	\$21.09	\$200.00	\$45.75	\$62.00
Bookkeeping Service	\$300.00	\$2,600.00	\$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	\$1,000.00	\$13,000.00	\$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	\$1,625.20	\$28,832.94	\$59,650.00	\$41,302.94	\$42,817.56
8600 General Fund Balance			Other LCIA Bank Accounts		
April 1, 2022 Starting Balance	\$	61,699.86	0220 - Lake & Dam Maint Svg Acct	\$	4,410.59
Total Month Income		1,710.38	6720 - LCIA Misc Savings Acct	\$	19,867.32
Total Month Expense		(1,625.20)	8960 - LCIA Special Use Ckg Acct	\$	17,352.44
Balance (thru April 30, 2022)	\$	61,785.04	Total	\$	41,630.35

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April 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			
Stafford Savings Bank	Lock box	(25.00)	
Interest income		5.88	
Ending Balance		<u>19,867.32</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		\$ 61,699.86	
Income			
Current Taxes		218.00	
Delinquent Taxes + Interest		1,487.20	
Interest on checking acct		5.18	
Total Income		<u>\$ 1,710.38</u>	
Expense			
Eversource	Electricity	350.20	
Stafford Savings Bank - Lock box	Deducted from savings (see above)	(25.00)	
Greg Peck	Snow plowing	1,000.00	1658
Kristy Novitski	Bookkeeping - April	300.00	1659
Total Expense		<u>\$ 1,625.20</u>	
Ending Balance		<u>\$ 61,785.04</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF	4/30/2022	<u>103,415.39</u>	