

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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## Minutes of LCIA Board Meeting – JUNE 8, 2022 APPROVED

**Date of Meeting:** JUNE 8, 2022 – The meeting was held in Prizl Hall.

**Board Members Present:**

Mike Panek (P);	Tom Martin (VP)	Martin Connors(S)	Phil Silverstein (T)
Kathy Little	Bob Corriveau	Gerald Dufresne	Irwin Krieger (A)
Carol Natitus			

**Board Members Absent:**

Lynn Fontaine (A), Kay Warren (A) , Kari Olson, Seth Kaufman.

**Public in Attendance:** Ralph Sherman

**1. Call to Order:** The meeting was called to order by Mike Panek at 6:31 PM.

**2. Approval of April 13, 2022 Minutes:**

Members were given a brief period to read the minutes. The only correction was the spelling of “marijuana” on line 79. , a motion to approve as amended was made by Gerry Dufresne, seconded by Phil Silverstein. The motion to accept was approved by voice vote, with no NAYs and three abstentions.

**3. Public Comments.**

There were no public comments.

**4. Approval of Treasurer's Report:**

Members were given a brief period to read the Treasurer’s Report. There was a discussion of the nature of some of the expenses that were paid for. No corrections were needed. A motion to approve was made by Gerry Dufresne, seconded by Kathy Little. The motion to accept was approved by voice vote, with no NAYs and two abstentions.

**5. Remarks by the President:** There were no remarks by the president.

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

- a. A letter was received from the State Office of Policy and Management regarding the submission of LCIA’s budget after the August Budget Meeting. Most towns submit their budgets before July 1<sup>st</sup> of each year. However, LCIA does not approve its budget until the August Annual Meeting. Historically, LCIA has submitted a request for a waiver that would allow us to submit this report after the August meeting. In the past, these requests for a waiver were always granted.  
However this year the request for waiver was rejected, and the LCIA was informed that a \$100.00 fine for late submission would be charged. The reason given for this action was that

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45 it is not legal for our budget approval to occur after the start of the fiscal year, which by law  
46 occurs on August 1<sup>st</sup>. Therefore, LCIA must change its calendar to comply with the state law,  
47 or be fined accordingly.

48 The Board of Directors discussed possible ways to successfully bring LCIA's schedule into  
49 compliance before August 1<sup>st</sup> 2022. After extensive discussion among Board members, it  
50 was decided that while the Board has every intention of complying with the State's timetable,  
51 doing so this year, given that the time remaining is so short, would jeopardize our voters'  
52 ability to have input due to the fact that the schedule of Annual meetings has already been  
53 set and communicated to our residents.

54  
55 The approach that was developed by the LCIA BOD was the following:

- 56     ▪ During the summer of 2022, LCIA will conduct the three summer meetings as they  
57     have been planned and communicated to our residents. This means presenting the  
58     budget and any tax increases during the August meeting.
- 59     ▪ LCIA will accept and pay the \$100.00 fine if required by the State of Connecticut  
60     OPM.
- 61     ▪ During the upcoming year, LCIA will revise our schedule of budget development and  
62     Annual Meetings so that we will be in full compliance with our submission of the  
63     budget in 2023.

64  
65 Gerry Dufresne moved that LCIA should adopt the above plan, and it was seconded by Tom  
66 Martin. The motion was passed unanimously with no nay votes and no abstentions.

- 67  
68 b. Mary Griffin stopped pre-meeting to drop off information and expressing her wish to raise  
69 funds on behalf of LCIA, and these funds would be designated as being for the construction of  
70 a new playscape behind Pirzl Hall for the use of LCIA children. Mary presented the information  
71 she has compiled regarding construction materials (including prefabricated playscape kit, and  
72 required mulch for the playscape).

73  
74 Mary also suggested events, one being a painting class, she would conduct with all proceeds  
75 contributed going directly to the lake for the new playscape.

76  
77 After discussion, Gerry Dufresne made a motion approve Mary's proposal, for an initial  
78 painting class, to be held June 29 at 7:00 pm at Pirzl Hall, with an added recommendation that  
79 she expand the event to other times based on its success. This motion was seconded by Irwin  
80 Krieger; and passed by voice vote with 9 yay and one nay.

- 81  
82 c. Lynn Fontaine forwarded by email a proposal that Lake Chaffee consider issuing a non-  
83 resident permit be made available for a set amount and specific times, which would allow non-  
84 residents to use the beaches. After brief discussion, board members were opposed to this  
85 action, and no motion was made to adopt.
- 86  
87 d. Bob Corriveau (33 Amidon) explained that his neighbor to the north had laid down a row of  
88 bricks in the earth between their houses. Bob explained that the Town takes no jurisdiction in  
89 property line disputes, and so requested that the LCIA check its legal status with regards to  
90 determining proper boundaries between properties.

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91 Tom Martin agreed to confer with Joanne Paul, or the LCIA's tax attorney.  
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## 93 7. Chairperson's Reports: 94

### 95 **A. Boat Launch & Lakeview Drive Boat Dock**

96 Gerry straightened out the dock ; still getting ATVs driving on the grass.  
97

### 98 **B. Constable**

99 Things have been pretty quiet; no significant problems to report.  
100

### 101 **C. Beaches – Main & Mothers**

102 MAIN:

103 Buoy ropes were installed Sunday,

104 Phil Ridley & son with Diana collected the barrels, installed them in the raft at Main Beach, and  
105 launched the raft. Thanks to the crew for their efforts and hard work!  
106

107 MOTHERS:

108 Greg Peck took the following steps:

- 109 • removed the stumps in the parking area of Mothers's beach;
- 110 • Filled the hole with trap rock
- 111 • Raked over the beach and added sand
- 112 • Unearthed the catch basin box

113 Greg has not yet addressed the drainage, which must be drained at the pit, and either clean out  
114 the pipe if clogged, or replace if broken.  
115

116 The issue was raised as to whether or not to rent porta-potties for both beaches. There was  
117 considerable discussion, after which the following vote was taken:

118 Kathy Little made a motion that porta-potties should be installed at both beaches for this year's  
119 season; the motion was seconded by Bob Corriveau, followed by a show-of-hands vote, with  
120 the following results:

121 1 Aye

122 1 Abstained

123 8 Nay  
124

125 This was followed by further discussion, after which Kathy moved that one porta-potty would be  
126 installed at Main Beach only, with the following result:

127 6 Aye

128 1 Nay

129 3 Abstained

130 Mike said he would make arrangements for the delivery of the porta-potty at Main Beach.  
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## **D. Dam**

No report.

Gerry reported that the swale needs to be mowed, and he will do it when he returns.

## **E. Environment**

Ralph Sherman reported we have had three visits from the USDA team that has been helping with goose mitigation efforts.

So far they have removed all but one young goose.

Next step in treatment will be a round up later in the season.

Regarding water testing, Ralph will be resuming later in June.

Tom Martin proposed actions to remove rocks that have been piled high enough to present a risk to boaters on the lake. This should be undertaken at the next lowering event.

Since we have been (and plan to continue with the USDA team) it was decided to allow the LCIA addling permit to expire.

## **F. Roads**

Mike reported that Greg Peck will be filling in the worst of the holes and sinkholes in the roads in the near future.

## **G. Fund Raising**

Kathy Little reminded the Board that the Summer Kick Off will be held this upcoming Saturday (June 11) in Pirzl Hall; there will be raffles, and very nice prizes.

## **H. Tax Collection**

Phil reported that he has been helping out Tom with some of the back taxes, and they feel that their efforts have been very productive.

After a brief discussion of the effectiveness of placing liens on property owned by delinquent residents, Gerry proposed the following motion:

“All properties that are delinquent in paying taxes (i.e., two years or more past due) shall have liens placed on them;

The Treasurer and tax collector will pursued these as diligently as possible.”

This motion was seconded by Bob Corriveau.

A voice vote was held, and passed with the following result: 8 yea; 0 nay; 2 abstentions.

## **I. Hall**

No Report

## **J. Website**

No report.

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**8. Old Business:**

Regarding the request from Scott Guerin to receive permission from the LCIA BOD for possible future repairs to a sanitary pipe under the road way, Mike Panek prepared the attached letter which grants such permission, and lays out the terms by which it is granted.

**9. New Business**

No New Business.

**10. Adjournment:**

At 8:58 PM Bob Corriveau moved to adjourn, seconded by Gerry Dufresne; at this time the meeting was adjourned.

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

## Lake Chaffee Improvement Association Inc.



June 1, 2022

### Permission Grant Future Repair Need

LCIA hereby Grants a onetime permission to the Owners and future Owners of 25 and 28 Amidon Drive to repair or replace the sanitary pipe that currently runs under Amidon Drive should it fail.

Said Grant comes with the following conditions:

- Either owner who needs to use this Grant must bring in person to the LCIA Board of Directors at a regularly scheduled or special meeting a written request to notify the use of this Grant. Along with a detailed scope of the work to be performed in the Roadway.
- Owner shall supply the LCIA with ALL permits needed to complete the work. Also, close out of the Permits when completed.
- Owner is required to use "Call Before You Dig" or similar and provide documentation it was used.
- Owner shall provide a Liability Insurance Certificate naming LCIA as an additionally insured party for the project.
- Owner who uses Grant, shall be responsible for ALL costs associated with the repair or replacement and the return of said road to its previous condition after work is completed.
- Owner shall be responsible for posting a work Bond with the LCIA in accordance to the Ordinance statute at the time of said work. (Currently \$500)
- Owner shall use ALL means possible to minimize the disruption of traffic on Amidon Drive and notify each resident individually of scheduling 5 days prior to work.

Approved



LCIA President

MIKE PANEK

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