

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – December 14, 2022 - APPROVED VERSION

Date of Meeting: December 14, 2022 - This meeting was held at Pirzl Hall.

Board Members Present:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (S)	Phil Silverstein (T)
Gerald Dufresne (R)	Linda Roy (R)	Seth Kaufman (R)	Open(R)
Mike Panek (Alt)	Irwin Krieger (Alt)	Lynn Fontaine (Alt)	

Board Members Absent: Carol Natitus (R) Kari Olson (R)

Public in Attendance: Kay Warren, Mary Griffin, Ralph Sherman

Seating of Alternates: None

1. Call to Order: 6:39 PM by Marty Connors
2. Approval of Minutes: Motion to accept was made by Gerry and seconded by Chris. Unanimous voice vote, 1 abstention.
3. Public Comments: Kay asked about ordering a 15mph speed limit sign on Amidon, this will be tabled for the Spring, Gerry will check with the town about getting a sign. Mike can also get a sign if need be.
4. Approval of Treasurer’s Report: Tom questioned the legal costs and the beach maintenance, Phil confirmed legal costs were for 13 lien releases and beach maintenance was for Greg Peck and last of the geese bill. Mike recommended LCIA bookkeeper send out reminder notices for taxes not paid yet for this year. Phil will contact our bookkeeper to have the notices sent out. There are about 90 homes left to collect. Motion to approve was made by Tom, seconded by Gerry. Unanimous voice vote, 2 abstentions.
5. Remarks by the President: Marty and Linda will provide STR update from the committee under Old business. Marty will also discuss the future of the Agenda’s.

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6. Correspondence:

Resident email received regarding a property having car parts etc. Marty sent out a letter to the property owner on December 13th.

Resident email received regarding snow plowing at his property, some snow ended up where it shouldn't be. Marty will discuss with Greg Peck.

Second resident email received from Circle Dr. regarding snow plowing, asking when snow removal is done to make it wide enough for 2 cars to pass. Marty will discuss with Greg Peck.

Request from resident on Short Dr for filling of road repair. Greg has taken care of this.

7. Chairman's Reports:

8. Boat Launch & Boat Dock – Gerry cleaned up fallen branches. Would like to get a load of stone in the Spring.

9. Constable – Has been quiet around the lake. There has been some problems around town and in Willington with people getting into cars. Reminder to keep homes, cars, sheds locked.

10. Beaches - Main & Mothers – No update. Marty did mention the dock is chained around a tree.

11. Dam – No update. In the Spring, repair some minor damage from fire over the summer.

12. Environment – Ralph had no updates at this time

13. Roads – Lynn provided an update on Mark's behalf, all identified road repairs were taken care of by Greg Peck. Marty to talk with Greg regarding the sanding on Amidon. Pine Hill has 2 pot holes that need repair. May not be able to fix now during winter, possible Spring fix.

14. Fund Raising – Donation of \$250 was made towards the playscape. Grant for the playscape has been denied at this time. Encouraged to re-apply next year.

15. Tax Collections – Tom has received calls recently where individuals have paid. There is a piece of property (Squirrel Hill) that has been delinquent on taxes for some time. The Town of Ashford had a tax sale twice and it didn't sell. Attorney mentioned if LCIA can use it, we could take it. Another tax sale by Ashford Town is coming up soon. LCIA would pay some taxes on it. Tom will find out.

16. Hall – Lynn has winterized the hall. Mike asked about pressure testing. Tom confirmed it was all set. Chris asked about using tables/chairs. Ok to pick up and return in same condition.

17. Website – Linda trying to keep up to date, the member directory has been updated. Let Linda know if changes are needed. Linda has been directing residents to the website.

18. Old Business:

Update from Short Term Rental Committee – Committee met on Wed Dec 7th. Heard from Bob C and Joe H regarding their requirements for their renters. Discussed LCIA's approach for rules, timelines. Al, President of Ashford Lake has similar situation as us. Considering a mandate for a minuet device and a camera to track cars at the property. Designated agent who is within 2 hours from rental property that can act on behalf of the property owners. Determine how to change the ordinance, Bob did provide the information. Gerry mentioned 3 rentals in 6 months which starts at the beginning of the 1st rental.

Regulation is 3 times within 6 months, up to 28 days. Rental property needs to be primary residence in order to rent. Consider an additional STR fee to be paid to LCIA.

Marty will look into Indian Rocks in PA. Re-visit STR committee members.

Mike suggested to skip Chairmen's reports during Off-Season, highlights only if needed.

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19. New Business:

Discussion of LCIA BOD meeting agenda – tabled for January meeting

20. Adjournment: Tom moved for adjournment at 8:12 PM, seconded by Gerry. Approved unanimously by voice vote.