

**LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.**

1 LCIA Board Meeting Minutes – February 8, 2023 - APPROVED

2 **Date of Meeting:** - This meeting will be held at Pirzl Hall.

3 **Board Members Present:**

4 Marty Connors (P) Tom Martin (VP) Chris Fyler (S) Phil Silverstein (T)  
5 Carol Natitus (R) Seth Kaufman (R) Open(R)  
6 Mike Panek (Alt) Irwin Krieger (Alt) Lynn Fontaine (Alt)

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8 **Board Members Absent:** Kari Olson (R) Linda Roy (R) Gerald Dufresne (R)

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10 **Public in Attendance:** Mary Griffin, Elizabeth Small

11 **1. Call to Order/Seating of Alternates: 6:36 p.m. by Marty Connors**

12 **Motion to seat Irwin was approved by Seth and seconded by Chris, unanimous voice vote.**

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14 **2. Approval of Minutes: Motion to accept was made by Irwin and seconded by Seth, unanimous**  
15 **voice vote.**

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17 **3. Public Comments: No public comments**

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19 **4. Approval of Treasurer’s Report: Tom questioned \$2,651 for road repair. Phil confirmed this**  
20 **was for road repair given to Greg Peck by Mark Fontaine. Snow plow is combination of snow**  
21 **plowing and sand. Mike asked about line item for the playscape, moving the \$140 from last**  
22 **year and combine with the \$1355 for the current year. Phil confirmed no preference. Will**  
23 **move for next meeting. Tom questioned \$25 under miscellaneous, Phil confirmed this was for**  
24 **the ad that was approved for the Ashford Citizen for the Barn dance. Motion to accept was**  
25 **made by Tom, seconded by Irwin, unanimous voice vote, 1 abstention.**

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27 **5. Remarks by the President: Marty provided an update to the STR, compiling feedback from**  
28 **Board, etc and will write a proposed draft for action plan for committee first, making any**  
29 **updates, if any, then brought to the board for approval.**

30 **Days following January Board meeting, Marty and Gerry have installed the speed limit sign on**  
31 **Amidon.**

32 **Town’s P&Z meeting agenda includes text amendment regarding the warehouse**  
33 **development. Review the definition of primary residence, will be received STR application for**  
34 **7 Amidon Dr.**

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37       **6. Correspondence: Marty received a request from Nancy (Ashford Lake Improvement**  
38       **Association) for name of attorneys regarding STR. Marty will forward to her.**

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40       **7. Chairman's Reports:**

41       Boat Launch & Boat Dock

42       Constable

43       Beaches - Main & Mothers

44       Dam

45       Environment – Geese Report-Registration No. 12407A

46       Roads

47       **Fund Raising** – Mary provided handouts for 2 different quotes on playscapes.

48       **Tax Collections** – Tom has been looking into back taxes. Tom was at the town hall talking with

49       Tax Collector/Assessor about delinquent taxes at 0 Squirrel Dr (50x100 lot). Town would

50       probably allow LCIA to take possession of the property for legal costs. LCIA could use it for

51       municipal property, dog park, picnic tables. Motion to approve Tom to negotiate with the

52       Attorney to gather information on what the cost will be to acquire lot 965 made by Carol,

53       seconded by Seth, unanimous voice vote. Tom will notify the Board prior to next BOD meeting

54       on the results. Tom will also negotiate with the Tax Collector as well to get approval from the

55       Town. Mike had passed out a year-to-date back taxes sheet in our January BOD meeting. Mike

56       took the top 20 delinquent tax payers, of the 20, 13 of them have paid their town taxes in full, of

57       the 13, 11 of them live here on the Lake. Should be no reason why LCIA can not get some kind

58       of payment. Needs enforcing to get the back taxes paid up. There are expenses LCIA could be

59       using this money for. Ie: new septic for the hall, assistance with the playscape. Mike will give

60       Tom the listing of these 20 individuals, Tom will bring to the Attorney. Cost to draft one letter,

61       LCIA can fill-in the blanks. Initial tax bill, 2<sup>nd</sup> reminder at 3 months, next 3 months, letter. Phil to

62       put together a plan for tax bills and reminders for our next meeting.

63       **Hall** – Lynn discussed a tree that went down on Ashford Dr, took lines down. Neighbors came by

64       and assisted in removing the tree from across the road. There is another tree down but is

65       leaning and being supported by another tree. Phil will help Lynn figure out the owner of this

66       property. Tom will call for propane for the hall. February 21st, 22nd, Lynn can be available to

67       have the heat checked at the hall.

68       Website

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79 8. **Old Business:**  
80 **Roof at the hall is approximately from 2014.**

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82 **\* Mike's draft for an update to the LCIA Ordinance. See below in BOLD.**

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84 **LC 01-10-5** Any motor vehicle using Association roads and/or property and weighing  
85 more than 20,000 pounds gross weight must post a \$500.00 cash deposit to insure  
86 reparations to the Association in the event said vehicle causes damages to Association  
87 roads and/or property. **The Owner of any such vehicle using Association Roads**  
88 **or Property that require said deposit shall also deliver to the Board of**  
89 **Directors a Certificate of Insurance naming the Lake Chaffee Improvement**  
90 **Association as an Additional Insured on said policy in the event that damage**  
91 **exceeds the \$500 deposit.** The landowner is responsible for posting said deposit,  
92 **and obtaining the Certificate of Insurance from the vendor, contractor or**  
93 **the like.**

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95 Said deposit is to remain in effect for as long as the said vehicle is using Association roads and/or  
96 property. Said deposit may be refunded upon presenting to the Association satisfactory proof that  
97 said motor vehicle is no longer using Association roads and/or property and an inspection of roads  
98 are done by the Board of Directors or its agent.

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100 Any property owner having a motor vehicle use Association roads and/or property without having  
101 the required \$500.00 deposit, shall be subject to a FINE: of \$60.00 for each offense and every 24  
102 hours shall be deemed a separate offense. Motor vehicles that are exempt are heating oil delivery  
103 trucks, honey wagons and vehicles used for contracted Association services. \*

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105 Motion to approve update to the LCIA Ordinance as shown above was made by  
106 Tom, seconded by Irwin, approved unanimously by voice vote.

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109 **\*Spring 2023**

- 110 a. load of stone and minor dam repair  
111 b. 2 pot holes on Pine Hill  
112 c. fallen tree on Tree Island

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114 **9. New Business:** No New Business

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116 **10. Adjournment:** Tom moved for adjournment at 8:13 p.m., seconded by Seth and approved  
117 unanimously by voice vote.