

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting Minutes - March 8, 2023 – APPROVED Version

Board Members Present:

| | | | |
|---------------------|---------------------|-------------------|----------------------|
| Marty Connors (P) | Tom Martin (VP) | Chris Fyler (S) | Phil Silverstein (T) |
| Gerald Dufresne (R) | Linda Roy (R) | Carol Natitus (R) | |
| Mike Panek (Alt) | Irwin Krieger (Alt) | Open(R) | |

Board Members Absent: Kari Olson (R) Seth Kaufman (R) Lynn Fontaine (Alt)

Public in Attendance: Ralph Sherman, Kay Warren

1. Call to Order: 6:40 p.m. by Marty Connors

2. Approval of Minutes from February 2023 meeting:

a. Old Business line 106 added “approved”

Motion to accept with changes was made by Tom, seconded by Chris, unanimous voice vote, 1 abstention.

3. Public Comments: Kay thanked Marty and Gerry for putting up the stop sign on Amidon Dr.

Kay also commented regarding salt/sand application on Amidon Drive. Marty contacted Greg Peck regarding her concerns.

4. Approval of Treasurer's Report: Tom questioned the \$457.22 electric bill, Phil confirmed this is the new bill with the new rates. Motion to accept was made by Tom, seconded by Gerry, unanimous voice vote, 1 abstention.

5. Remarks by President: Marty commented on the last Town of Ashford P&Z meeting with regards to the definition of primary residence. This was moved to the next meeting to be held on April 10th.

6. Correspondence:

- Report from Mary Griffin on Barn Dance and community events starting in May. (See Fund Raising section below for additional information). More discussions to take place in our April BOD meeting.
- Irwin provided an update regarding Planning and Zoning. Couple years ago a developer who owns the land adjacent to the Ashford hotel came in with proposal to build large warehouse. Current town regulations have a 250 sq ft maximum and was turned down. A new proposal to alter the stipulations for the property is asking P&Z to increase the 250 sq ft to a 1.1 million sq ft. which is the size of 26 plus football fields. Developers believe this is the only way for the land to be used and would generate tax income for the town. During the Public hearing, many residents of Ashford spoke and were opposed.

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- 43 • Marty received email regarding the sale of 10 Armitage Court and if STR is permitted by LCIA
44 by-laws. Marty advised at the present time the Town of Ashford controls the permitting of
45 STR and LCIA continues to work with them in these matters.
- 46 • Email rec'd from resident with concerns about all ponds, lakes, streams, and water supplies
47 are at risk from proposed mega warehouse building. Asked if the BOD would submit a letter
48 of objection. Mike suggested a vote to write a letter or each individual writes their own
49 letter. Marty stated it's not LCIA's decision for or against but as individuals we are. Each
50 individual in the Town of Ashford has a vote. Ralph stated a text change to the P&Z
51 regulations is being proposed (current 250 sq ft max to a million sq ft) not building of a mega
52 warehouse. If the text change is approved it will open up the availability to build the
53 million sq ft warehouse.

7. Chairperson's Reports:

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56 **a. Boat Launch and Boat Dock:** Gerry mentioned a big birch tree, rotten out and branches
57 have fallen, Gerry has cleaned it up. If it falls it will go in the road. Gerry will be hiring a
58 company to remove some of his trees and will have the birch tree taken as well. Gerry will
59 get a quote. Motion to authorize Gerry to quote the removal of the birch tree up to \$300
60 was made by Tom, seconded by Phil, unanimous voice vote.

61 **b. Constable:**

62 **c. Beaches – Main & Mothers:**

63 **d. Dam:** Gerry has a pile of gravel for filling in the hole at the dam, when he can get help
64 moving dirt to the dam. Marty will assist.

65 **e. Environmental Chairperson:** Motion to approve Ralph for water testing was made by
66 Gerry, seconded by Tom, approved unanimously by voice vote.

67 **f. Roads:**

68 **g. Fund Raising:** Email from Mary with an update on the Barn Dance and upcoming events.
69 The Barn Dance was a huge success, we had 73 dancers. I brought in a total of \$795.00. I am
70 very grateful to community members Rich and Lynn Sbardella for donating their services to
71 call the dance. There has been much positive feedback. Working on the following schedule
72 of community events starting in May.

73 Cinco de Mayo party. It falls on a Friday this year. Make it a pot luck on a Spanish theme.

74 BYOB. Have the paper goods and water provided by our general fund. I could set up
75 speakers for music and dancing. Ages 21 and above. 6-9pm

76
77 In June we would have the summer kick off, Saturday June 3rd. 4-7pm.

78 We can work on details as I have not attended one of these.

79
80 July is usually the poker run and boat parade. I want to discuss this at April meeting. It seems
81 the poker run hasn't been well attended last few years. I would like to continue boat parade
82 and have people decorate and prizes.

83
84 In August I would like to do a dance, geared toward families.

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86 Fall fling Columbus weekend and make it a costume party, could go with a theme,
87 Renaissance, Disney, nautical or pirate

88

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89 **h. Tax Collection:** Phil provided an update, picked up an extra \$500-600 last month. We are
90 behind on current taxes and ahead on past taxes.

91 **i. Hall:**

92 **j. Website:**

8. Unfinished Business:

- 95 • Discussion of Mike Panek's analysis of collections of past due taxes, and actions to be
96 considered on improvements to collections. Mike printed out top 20 delinquent taxes.
97 Some paid town taxes in full but have not paid LCIA. There is \$47,000 worth of unpaid taxes
98 to LCIA. Tom asked attorney about how towns/districts go about collecting their back taxes.
99 It varies, some are every 1-2 years, 5 years, 10 years. No specific rule, Attorney's experience
100 is 3-5 years and not for under \$2500. LCIA would not pay attorney for tax collections sent,
101 the taxpayer would be responsible for legal fees/court costs.
102 Motion to implement a fresh start policy made by Tom, seconded by Linda, that at \$1,000
103 Tom will send a demand letter giving 30 days to respond at which point a payment plan is
104 set up or turned over to the Attorney. Taxpayer will be responsible for all legal and court
105 costs. Unanimous voice vote, 6 in favor, 1 opposed.
- 106 • Briefing by Marty Connors on progress with STR Committee, next steps.
107 Linda and Marty have worked together to draft a proposal to the BOD but will need to have
108 the committee see it first. There are two parts, first part on background talks about what we
109 want to accomplish, approach and objectives. Objectives to preserve neighborhood
110 atmosphere, protect roadways, noise pollution, etc. Actual proposal is four parts. More
111 details to follow.
- 112 • Update on Squirrel Drive from Tom Martin – it will cost \$3500 for this property, minimum as
113 long as the Town of Ashford does not add any additional cost. LCIA is not paying the town
114 taxes for this property. Attorney would go to the town, put it up for auction to LCIA only
115 and Liens would all go away. Tom to get a description/process from the attorney for our
116 next meeting in April.

9. New Business:

- 119 • Reports and Discussion of recent Ashford P&Z Committee

121 **10. Adjournment:** Tom moved for adjournment at 8:38 p.m., seconded by Linda and approved
122 unanimously by voice vote.