

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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## Lake Chaffee Board Meeting Minutes – April 12, 2023 – APPROVED

### Board Members Present:

Marty Connors (P)    Chris Fyler (S)    Phil Silverstein (T)  
Gerald Dufresne (R)    Linda Roy (R)    Carol Natitus (R)    Lynn Fontaine (Alt)  
Mike Panek (Alt)    Irwin Krieger (Alt)    Open(R)

**Board Members Absent:** Kari Olson (R)    Seth Kaufman (R)    Tom Martin (VP)

**Public in Attendance:** Kay Warren

**1. Call to Order/Seating of Alternates:** 6:38 p.m. by Marty Connors. Motion to seat Lynn was approved by Gerry, seconded by Phil, unanimous voice vote.

### 2. Approval of Minutes from March 2023 meeting:

6. Correspondence line 35 removed “wet lands”

6. Correspondence line 39 changed million to 1.1 million, changed 20 to 26, added “developers”.

Motion to accept with changes was made by Lynn, seconded by Chris, unanimous voice vote.

**3. Public Comments:** Kay mentioned Board Members “present” on the agenda should not be shown as it is unclear who would actually be at the meeting. Marty and Chris will re-visit this for the next agenda. Kay also discussed 7 Amidon Dr regarding the cease and desist order from January. The cease and desist was ignored and the home has been completed. Kay spoke with Bill Falletti and asked if he could look into this. Kay spoke with Randy Heckman, Building Official who also confirmed the cease and desist was disregarded and there are no fines for this action. Bill sent a letter to all involved from the town regarding action and the disregard of the cease and desist. Kay will keep us informed once she hears back. Thank you Kay for looking into this.

**4. Approval of Treasurer's Report:** Lynn questioned the hall utilities from March of \$1,170 so far. Year to date is \$2,912. Phil confirmed each month we receive a bill from Eversource. Budget is \$2,600 which we have gone over. This again is due to the increase in Eversource’s rates. Lynn also mentioned she has gotten a couple of calls for the lights on at the hall. Two individuals have copies of the hall keys. Marty will contact these individuals to turn in their keys. Motion to accept was made by Gerry, seconded by Lynn, unanimous voice vote, 1 abstention.

### 5. Remarks by President:

- Briefing and discussion of the Short-Term Rental (STR) proposal-see New Business for additional information.
- There has been a vandalism issue at the Volunteer Fire Department, Chaffee Hall and the rocks at Mother’s Beach. The back of the hall has graffiti on it and there is paint on the swings. This is concerning for our new playscape. LCIA Board has decided to install video surveillance cameras. Please reach out to the LCIA Board if anyone sees any suspicious activity.

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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## 6. Correspondence:

- Marty received email regarding a drainage issue on 7 Armitage Ct, Phil and Greg Peck cleared it the same day. Great job!
- Email from Ralph and the plan for the geese. See Chairperson's Report - Environmental

## 7. Chairperson's Reports:

**a. Boat Launch and Boat Dock:** Gerry has been picking up branches that have fallen. Gerry will be calling the tree company for the boat launch tree. Gerry and his son will get out to the island to check the fallen tree there.

**b. Constable:** Gerry has not had any calls, still remember to lock your doors, tool sheds and cars. There has been vandalism in other towns across CT. Most of this is happening between 2 a.m. and 5 a.m.

**c. Beaches – Main & Mothers:** Gerry mentioned the grass is moving into the sandy part, his son could go over to the main beach to till it. Phil indicated Greg has not been at the beach in the past 6 months as he has been taking care of snow, pot holes and road maintenance. Gerry's son could also brush hog the area around the playscape. Marty will touch base with Greg regarding the beach. Discussion to move the fence in at the main beach. Moving the fence in about 20 feet would give enough room for cars to "head in" park. Mike will call to get a quote.

**d. Dam:** Gerry will check to see if it needs mowing. Gerry has gravel to bring over to the dam to fill the fire damage.

**e. Environmental Chairperson:** Email from Ralph asking for feedback for contracting the USDA. Irwin suggested we authorize Ralph to use his judgement for adding and/or round up. There is a budget of \$3,000 specifically for geese. Should the geese population reach up near 40, which it likely will not, we have the budget for a round up. At this time we will take a "wait and see" approach.

**f. Roads:** Lynn provided update for Mark regarding a pot hole on Pine Hill. Mark will contact Greg. No other reports. Mark has also collected trash along the roads, 12 bags full.

**g. Fund Raising:** Email from Mary regarding a Cinco De Mayo event on Friday May 5<sup>th</sup> from 6-9 p.m. at the hall. Music, dancing, set up speakers, line dancing. Suggested pot luck enough for 24 people. BYOB. Raffles. Everyone is welcome! Irwin to bring a veggie chili/corn bread. Lynn to bring a meat chili. Chris to bring guacamole/chips. Mike to provide paper goods and water, seven layer dip. Marty will email Mary with this information.

**h. Tax Collection:** Phil provided an update. Mike had produced a list of the top 20 who had not paid their taxes. Two checks have come in totaling \$1,300. Two properties are for sale which would generate another \$4,400. Phil spoke with one individual to get caught up. Possibly generating \$6,000 within the next 4-5 weeks.

**i. Hall:** No new news

**j. Website:** Linda will put information out on the website/Facebook regarding the vandalism at the hall and reminders to lock cars, etc. As a reminder, when bringing in your boats for the season, please pressure wash your boat prior to putting into the lake.

## **LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC**

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**\*Spring 2023**

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a. load of stone for boat launch and minor dam repair – Gerry will get price for stone

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b. 2 pot holes on Pine Hill – Mark will contact Greg. Hole on Armitage near Old Town Rd.

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**9. New Business:** Update from Marty on the STR proposal. Some discussion took place regarding specific wording and the meaning. At this time, LCIA Board approval is pending the definition of Primary Residence from the Town of Ashford P&Z meeting.

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**10. Adjournment:** Lynn moved for adjournment at 8:27 p.m., seconded by Gerry and approved unanimously by voice vote.