

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Lake Chaffee Board Meeting Minutes – May 10, 2023 – APPROVED

Date of Meeting: May 10, 2023 - This meeting was held at Pirzl Hall.

Board Members Present:

Marty Connors (P)	Chris Fyler (S)	Phil Silverstein (T)
Carol Natitus (R)	Seth Kaufman (R)	
Mike Panek (Alt)	Irwin Krieger (Alt)	Open(R)

Board Members Absent: Gerald Dufresne (R) Tom Martin (VP) Linda Roy (R) Kari Olson (R)
Lynn Fontaine (Alt)

Public in Attendance: Ralph Sherman

- 1. Call to Order/Seating of Alternates:** 6:40 p.m. by Marty Connors. Motion to seat Mike and Irwin was approved by Seth, seconded by Phil, unanimous voice vote.
- 2. Approval of Minutes:**
Public Comments line 21 changed “no” to “on”
Chairperson’s Reports, Roads, line 72 changed “hill” to “hole”
Motion to accept with changed was made by Irwin, seconded by Mike, unanimous voice vote, 1 abstention.
- 3. Public Comments:** No Public Comments
- 4. Approval of Treasurer’s Report:** Mike suggested moving \$3,000 from Snow Removal budget and move it to Hall Utilities. Motion made by Mike to change the 2022/2023 budget and move \$3,000 from the Road: Snow Plow and Sand line to the Hall Utilities line, seconded by Seth, unanimous voice vote, 1 abstention. Motion to accept the Treasurer’s Report as amended was made by Seth, seconded by Mike, unanimous voice vote.
- 5. Remarks by the President:** Marty asked if everyone was aware of the Primary Residence definition that was proposed by the Ashford P&Z. Irwin provided a briefing on the P&Z meeting, a proposal for the language about the short-term rentals which is only allowed in Ashford if you are a primary resident. Documentation would be needed to prove a primary residence. The commission agreed that the next meeting this will be presented as a text proposal, a public hearing and then a vote. Primary Residence is living at the primary residence for at least 183 days in a calendar year and would need to provide at least 2 of the following documents, motor vehicle registration, unexpired driver’s license, current voter registration, redacted United States Internal Revenue Service income tax documentation, monthly utility bills demonstrating primary residence or a United States passport. Irwin suggested besides an unexpired driver’s

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40 license, it should also include a non-driver CT ID. Monthly utility bills does not demonstrate a
41 primary residence. Irwin will draft a letter with his suggestions and will send to Mike at the
42 Ashford Town Hall. Marty will also send this letter on behalf of the LCIA Board. Motion made
43 by Irwin to submit a draft letter for Marty to include a non-driver CT ID and deleting the utility
44 bills and the passport, seconded by Seth, approved unanimously by voice vote.

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46 Marty has prepared a draft of the 2023 Summer newsletter to be sent to all of the residents.
47 The draft includes information regarding the 3 Annual meetings as well as the change to these
48 meetings.

49 **6. Correspondence:** No Correspondence

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51 **7. Chairman's Reports:**

52 Boat Launch & Boat Dock – postponed until next meeting

53 Constable – Marty inquired if anyone has noticed any further incidents since our April meeting,
54 when Gerry had mentioned there had been vandalism that occurred around the hall and at the
55 main beach. Phil commented, Mike did install cameras at the hall.

56 Beaches - Main & Mothers – Diana has been seen cleaning the beaches. Mike mentioned 3
57 items, port-o-potty at both beaches, need to get the buoys out and Greg tilling the beach.
58 May need Greg for the boat launch as well. Marty will get in touch with Greg regarding the
59 beach, dam, hedge hogging. Marty and Mike will work on getting the buoys out, tentative date
60 June 3rd. Mike will contact the company for the port-o-potties. Mike did contact the fencing
61 company for a quote, they will be coming out to measure and provide a price.

62 Dam – No report

63 Environment – Ralph did contact Tim and asked how much a round up would be and whether
64 we can wait to contract if and when we need it. Ralph has not gotten a reply yet. There are
65 about 16/17 geese and 5 babies.

66 Roads – Marty will contact Mark/Greg and follow up. Mike stated Ashford Rd is a mess. Ralph
67 mentioned Old Town Rd at Armitage as well.

68 Fund Raising – Marty provided an update on the Cinco De Mayo. Mike gave kudos to Mary to all
69 her efforts. Two or three new couples attended, had donated and had gotten donations for the
70 raffles and collected \$300. The BOARD THANKS YOU; AWESOME JOB MARY!

71 Tax Collections – Phil provided an update on houses up for sale did not sell this month and will
72 hopefully close this month which will bring in additional funding. Waiting on a couple checks
73 and one individual for payment arrangements.

74 Hall – No report. Mike thanked Phil for also helping install the cameras at the hall. There are 2
75 individuals who have hall keys, Marty will contact them.

76 Website – No report

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78 **8. Unfinished Business**

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80 Update on Squirrel Drive – Tom - postponed

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***Spring 2023**

- a. load of stone and minor dam repair-Gerry will get a price for the stone
 - b. 2 pot holes on Pine Hill, another hole on Armitage near Old Town rd-Mark will contact Greg.
9. **New Business:** 2023 Summer newsletter Marty drafted-see Remarks by the President.
10. **Adjournment:** Chris moved for adjournment at 7:49 p.m., seconded by Irwin and approved unanimously by voice vote.