

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – June 14, 2023 - DRAFT

Date of Meeting: June 14, 2023 - 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)	
Mike Panek (Alt)	Irwin Krieger (Alt)	Open(R)	

Board Members Absent: Kari Olson (R) Carol Natitus (R) Lynn Fontaine (Alt)

Public in Attendance: Mary Griffin, Daniel Daigneault, Dennis Supina

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

2. Approval of Minutes:

Remarks by the President line 31 changed “passed” to “proposed”

Remarks by the President line 32 changed “proposal for the definition of” to “proposal for the language about the”

Motion to accept with changes made was made by Seth, seconded by Phil, 4 unanimous voice votes, 3 abstentions.

3. Public Comments: No public comments

4. Approval of Treasurer’s Report: Tom asked about the Hall utilities at \$524, Phil confirmed the Eversource rates are high, June’s bill has come down. Chris asked how old the fridge is, could it be drawing too much electricity. Discussions regarding keeping the fridge on, condiments, soda and waters are in the fridge. Maybe we turn the fridge on a couple days prior to an event. Cash’s Country store has donated ice for our events. See additional information under Hall. Linda also asked about the Website/Newsletter under Income showing \$0.00. Phil confirmed under Expenses the \$208.04 as of May, the \$331.45 from 2021/22 and the \$64.08 from 2020/21. The \$331.45 was for postage increases, the bill to secure the domain website name and the mailing of the Newsletters. Motion to accept the Treasurer’s Report was made by Tom, seconded by Gerry, unanimous voice vote, 1 abstention.

5. Remarks by the President:

New Business section – Marty will propose the Budget for our Annual meeting

Mailing of the summer newsletters, Mike copied, stuffed and mailed them. THANK YOU MIKE!

Marty got in touch with Greg Peck regarding tilling the beach. Did not ask about stone for the dam to focus the roads. Greg found useful the survey of the roads that Mike had done

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

39 previously and mark off where pavement needs most attention. Tom mentioned the 2 pot holes
40 on Pine Hill. Marty will mention this to Greg. Raft is in the water at the Main Beach. Marty had
41 discussion with Mary and Tom. Vacant property on Squirrel Drive, Tom talked with the town,
42 this needs to go through the selectman's meeting, talk with attorney about fees, LCIA would
43 take care of lawyer fees, no taxes. Tom has meeting with first selectman last Monday of June.
44 Marty added to the Chairman's reports, P&Z/Wetlands updates by Irwin.

45 6. **Correspondence:** Marty received email from Tom regarding the M-1 filing. LCIA should have
46 the budget meeting and vote 30 days ahead of filing. As long as Tom files by June 30th we
47 should not be fined. LCIA fiscal year starts in August, State fiscal year is not the same. Tom will
48 forward a copy of our charter when filing the M-1.
49 P&Z is rewriting the definition for primary residence, we took a look at it last month and
50 recommended a few changes, Marty sent a letter. Marty sent a separate letter to P&Z with
51 concerns he had.

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

54 **P&Z/Wetlands** – Irwin briefed everyone on Monday's P&Z meeting. Someone at Ashford Lake
55 has a home business who has clients coming to the house. This needs permission from planning
56 and zoning. The definition of primary residence, there's a new state policy or state regulation
57 that is being tabled for the attorney to review. Development zone north of highway, proposal
58 for a moratorium on any text amendment or development outside of the existing definitions.

59 **Boat Launch & Boat Dock** – Gerry's sons have been mowing the boat launch and is cleaning out
60 the weeds between the stones. Gerry will order a load of stone. Needs someone to move dirt
61 to fill in some holes and fill in the dam. Mike suggested Greg could possibly do this. Gerry will
62 get in contact with him.

63 **Constable** – Gerry says it's been quiet. Still continue to lock up your sheds, homes and cars.

64 **Beaches - Main & Mothers** – Port-O-Potties have been delivered at each beach. Thank you
65 MIKE! Fencing company has not returned Mike's calls. Mike will be contacting another
66 company (Guzzo fence) for a quote to move the fence at the main beach. Buoys still need to be
67 put in the water.

68 **Dam** – Marty provided an update, issue with mowing the dam. Another resident may have the
69 equipment to mow by the dam.

70 **Environment** – Ralph was not present but had sent an email stating he would conduct the water
71 testing in about 3 days, weather permitting.

72 **Roads** – Marty provided update, was not able to get in contact with Mark, he has contacted
73 Greg, who would like a map of the roads that are marked for repair. Marty is working on this.

74 **Fund Raising** – Mary raised \$356 for LCIA during the Summer kick off event. Boat parade on 4th
75 of July. Mary needs assistance/guidance to run the poker run, July 22nd. Suggestions for Mary
76 to contact Kathy, Kristi Calkins to possibly assist or to recruit/contact individuals for the stops in
77 the prior year. September is traditionally the fall kickoff event or possibly a tag sale. The tag
78 sale does not seem to be worth it. Mary would like to do a Halloween theme party in October.
79 Playground events – paint party on July 19th, barn dance on September 10th.

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Tax Collections – Tom has created all of the letters to those who owe over \$1,000 to the lake. (see handout) all printed and ready to be mailed. Phil asked to have the email changed on the letter to the treasurer’s email in lieu of Phil’s email. Tom also did a lot of research with the Town of Ashford as far as every lot on the lake, who owns what, what’s sold, not sold. LCIA may have lots that we are not taxing and town is not taxing. Phil provided an update on possibly seeking alternative sources for tax collections past due. He contacted a credit recovery center, who is certified and licensed by the dept of banking for the state of ct. Will do back tax collection at 1/3. Attorney would not charge LCIA, any charges would be included in the tax bill. Mike mentioned an error in the summer newsletter, 2023/24 taxes are showing \$224. This is a Typo and should be \$230 for the 2023/24 year.

Hall – Lynn was not present. The hall is dirty and needs a cleaning. Mary thought of putting together a committee to do some cleaning. The fridge needs to be emptied and cleaned. The graffiti has not been painted on the back of the hall. Marty will contact Lynn as the Chairperson of the Hall.

Website – Linda will put a comment on the website regarding the correction to the tax rate typo. Linda also posts the LCIA meeting agendas which are pretty generic. Some months could have more detail than others if items are available prior to the agenda being released.

8. Unfinished Business

Tom provided an update – see above under Remarks by the President
Mike proposed a while back investment in signage for key events. Something similar to the annual meetings. Mike happily volunteered to get them.

*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:

Marty provided a briefing of the proposed Budget, see handout.

10. Adjournment:

Gerry moved for adjournment at 8:55 p.m., seconded by Tom and approved unanimously by voice vote.