

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes - July 12, 2023 – DRAFT

Date of Meeting: July 12, 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)	Carol Natitus (R)	Seth Kaufman (R)
Mike Panek (Alt)	Irwin Krieger (Alt)	Lynn Fontaine (Alt)	Open(R)

Board Members Absent: Kari Olson (R)

Public in Attendance: Ralph Sherman, Mary Griffin, Scott & Sharon Whelan

1. Call to Order/Seating of Alternates: 6:32 p.m. by Marty Connors

2. Approval of Minutes:

Line #39 changed “mark” to “marked”

Line #76 changed “Kristi” to “Christy”

Line #93 added “over”

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

3. Public Comments: No public comments

4. Approval of Treasurer’s Report:

Kudos to both Tom and Phil!

Motion to accept the Treasurer’s Report was made by Tom, seconded by Gerry, unanimous voice vote.

5. Remarks by the President:

“Thank you” to Ray Roy for his assistance in putting out the buoys.

6. Correspondence:

Email received by resident observing AIRBNB has been rented 9 times from December to July.

There was one long term rental that has since left in the past month or two. Permit for this property will be up for renewal in October. Gerry has forwarded the email from the resident to the Chairmen of the Committee at the Town of Ashford.

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37 Email received from Linda, the buoy line at Mother's Beach has been disturbed. Seems only one
38 cinderblock is attached and the line is now a small triangle.
39 Also need a couple cinderblocks for the Main beach's raft.
40 Mike received a call from a resident regarding a neighbor digging in their backyard. Mike
41 advised her this was not a LCIA situation for action and to contact P&Z/Wetlands.
42

7. Chairman's Reports:

44 **P&Z Updates** – update received by Irwin, nothing on the Wetlands 7/5 agenda regarding Lake
45 Chaffee. The 7/10 PZC meeting should include a vote on the moratorium proposed by C Vidich.
46 (or just a moratorium on text amendments, not on development proposals) Irwin cannot attend,
47 if anyone else is able, please do so. Gerry provided update: moratorium proposed by C Vidich
48 was voted on and passed. The STR-definition of Primary Residence was not discussed as it is
49 delayed.

50 **Boat Launch & Boat Dock** – Gerry provided an updated: the boat launch has been mowed.
51 Gerry has been picking up a lot of trash. Couple individuals have come in to use the lake that do
52 not belong to the association.

53 **Constable** – issues again with ATV's, golf carts, dirt bikes.

54 **Beaches - Main & Mothers** – Mike has not gotten responses from either of the fencing
55 Companies he had contacted. Marty will provide another contact to Mike for a quote on
56 moving the fence.

57 **Dam** – Gerry will be bringing the brush hog back in another week. Gerry has a tree guy coming
58 to his house who will move gravel over to the dam. Marty indicated the face of the dam has
59 weeds and will use his solution to get rid of them in the next week.

60 **Environment** – Ralph provided an update: June water test, tested good! The lake is very clean.
61 There is a pine tree on snake island that is dead. Maybe go out and remove it during the winter
62 once the lake is frozen.

63 **Roads** – paving has been done on Old Town Rd, the sides of the road on Westford are washed
64 Out, Mark was going to scoop out the bottom of the road. Mark has not heard from Greg but
65 believe others have been in contact with him. Greg has the map of the roads where repairs are
66 needed. Marty will follow up with him.

67 **Fund Raising** – Mary provided an update on the Summer Series fundraiser. BIG Thank you to
68 Linda, Gerry and Tom! Sold out of everything. Town of Ashford has invited Mary back as a
69 vendor for the Ashford Family Day event to be held on Sept 17th. The Town got her a Health
70 Dept permit. Fundraising collection total was \$432. Mary will get new quotes for those
71 playscapes as the prices may have come down. Poker Run is Saturday, July 22nd. This event
72 starts at 10:00 a.m. and promptly ends at 1:00 p.m. Mike had Poker Run signs made up, they
73 are beautiful! Thank you, Mike! Mike would like to get more signs like these made for other
74 annual events. The Panek family has generously donated \$5,000 to the Playscape fund.

75 THANK YOU PANEK FAMILY!!!

76 Motion made by Chris for the LCIA Board to donate \$5,000 to the playscape fund, seconded by
77 Gerry, unanimous voice vote.

78 **Tax Collections** – "Special Thanks" to Tom Martin and Phil who doubled his collection goal for

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79 past due taxes. Letters went out just before the 4th of July. Tom has gotten 2 calls for payment
80 plans.

81 **Hall** – Lynn provided an update, no rentals at the hall. Lynn is going to buy paint and paint the
82 back of the hall. Current individuals who have keys to the hall: Tom, Marty, Phil, Mary, Lynn,
83 Chris, Ralph. Phil gave an update on the electric bills for the hall. Two months the bill was
84 \$524, last month \$220, next month is \$74. Linda mentioned that the hall needs a cleaning, put
85 together a work party to clean the floors, etc. Tom asked about the septic system at the hall,
86 the hall only has a holding tank. We will need quotes to know how much to have/save. Lynn
87 will check with Dan Rackcliffe on the cost of their septic system.

88 **Website** – Irwin asked about the June Budget meeting minutes not being on the website.
89 Phil talked with Jacqueline about the website renewal, it is on an auto renewal, Phil will send her
90 the money for it. Phil also mentioned that Jacqueline expressed her relationship working with
91 Linda.

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93 **8. Unfinished Business**

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95 Update on Squirrel Drive – Tom – tabled for next meeting

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97

98 ***Spring 2023**

99

a. load of stone and minor dam repair-Gerry will get a price for the stone

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b. 2 pot holes on Pine Hill, another hole on Armitage near Old Town Rd-Mark will contact Greg.

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9. New Business: There will be 9 available openings for the Elections.

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10. Adjournment: Gerry moved for adjournment at 8:28 p.m., seconded by Seth, unanimous
105 voice vote.