

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

38 Tom Barry has a 12-person board, 4 officers, 8 regular members. The majority of the members
39 are permanent residents. They have less roads and hills. Tom Barry and 2 other board
40 members are the Roads and Grounds committee, no separate committee that reports to the
41 board. Tom is the lead contact for contractors. Top priority is roads, dam/drainage. Ashford
42 Lake uses a company named P Willis Aka ANS Paving. Marty was able to witness work being
43 done, amazing. Another contractor Ashford Lake uses is Mansfield Tree service for plowing.
44

45 During the old business, will need to vote on moving ahead for the \$557 expense for analysis for
46 the septic.
47

48 Regarding the playscape, have a brief discussion on the installation of the playscape and where
49 to place it. Some residents think it should go at the main beach, while others would like it to
50 remain at the hall.
51

52 Marty received an email from a resident who cannot attend the August General meeting and
53 wanted to vote and asked if a Proxy was available. In year's past this has never been done.
54 Individuals can send a letter to any of the officers on their vote and it will be included in the
55 August General meeting.
56

57 Old Town Rd and Lakeview are Town roads, Ference Rd is a State road, all other roads
58 are the Lake Association.
59

60 Mary brought up a letter received a couple months ago from a resident on Circle Dr and how
61 narrow the road is, Mary mentioned it is the over growth from the un-occupied properties.
62 Gerry used his brush hog on Circle Dr just the other day to widened the area. Marty will look
63 into getting the vertical trimming done and talk to Greg. Marty will also, check with Greg on the
64 status of the map and road repairs. Mike suggested the dirt roads get graded not just pot holes
65 filled. When the pot holes are filled, after the rain, the pot holes are back. Marty will contact P
66 Willis for a quote on grading all of the dirt roads. After the quote is received, the Board will go
67 through and prioritize the roads as high, medium low. Bill volunteered to search for companies
68 that do grading. Tom and Bill volunteered to assist Marty with the roads.
69

70 **6. Correspondence:**

71 Email received by resident observing AIRBNB has been rented 24 times from December to July.
72 This email will be forwarded to the Town.
73

74 **1.** We should have a vote with the full BOD on whether to move ahead with \$550.00 to the
75 septic builder, for the analysis and planning of a new system. While I share the desire to get
76 moving, I also share some skepticism about putting all our eggs in one basket without adequate
77 due diligence. In this case our due diligence is in the form of recommendations from past
78 customers and overseeing authorities - and examination of prior work, all of which has been

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79 done. But I think the BOD should have a chance to vote on the matter at the August Monthly
80 Meeting. **See New Business below.**

81
82 **2.** I agree that we should vote on the fence project at the August Monthly Meeting. This should
83 include on handling the tree and the rock. **See New Business below.**

84
85 **3.** WRT the Playscape, do we have all the details nailed down, such as who will build it? ...extra
86 costs that might be involved (e.g. amendments to insurance, cost for site prep)? ...agreement
87 on the site? If all these are settled, then we could ask for a vote on moving ahead with the
88 purchase, and contracting with the builder. **See New Business below.**

89
90 **4. ROADS – See President’s Remarks.** I definitely think we should all hear Mike's perspective
91 on the Roads and Greg Peck's work. I but I also feel like we (the BOD) are stuck on the matter of
92 taking our road work to the next level. Greg has been a phenomenal support in road
93 maintenance, but even he will admit that much of what we need to do is beyond his capacity.
94 Some of the steps I want to ask the BOD to consider:

95 1) Forming a Roads Committee made up of BOD members, who will investigate how
96 other Lake communities manage their roads;

97 2) Identify contractors in the area who are willing to work with small associations like
98 ours. (E.g., P. Willis works with Ashford Lake); plan visits with some we would like to
99 work with.

100 3) Developing a road improvement proposal to take to the BOD that is built around
101 manageable, incremental improvements, and includes possible contractors to use, and
102 ways we should be looking at managing the expenses involved.

103
104 **7. Chairman’s Reports:**

105 **P&Z Updates** – No update

106 **Boat Launch & Boat Dock** – Gerry has mowed the boat launch and removed 5-wheel barrels of
107 weeds out of the water, will mow again on Friday. Tom asked about the boat launch on
108 Lakeview which has a bunch of wood there. Gerry didn’t know anything about it but will take a
109 look at it. Gerry did get a quote to remove the dead tree at the boat launch, \$400. Phil
110 indicated we had agreed on \$300 but it makes sense to get it removed. Motion to approve the
111 extra \$100 to take down the tree at \$400 was made by Mike, seconded by Tom, unanimous
112 voice vote. Gerry will contact the tree Company as availability is about 2-3 weeks.

113 **Constable** – Gerry says it’s been pretty quiet with the ATV’s. Linda mentioned the Lake Chaffee
114 Community page had comments about cars being broken into around the lake.

115 **Beaches - Main & Mothers** – Linda mentioned there were 3 boats on Mother’s beach. The Main
116 beach had a lot of goose droppings.

117 **Dam** – Gerry stated he has brought over gravel for the side of the dam, needs more gravel
118 where the tree stump was. Marty to assist Gerry with the gravel. Gerry has his brush hog and
119 will use it around the area at the dam. August 20th is the Annual General meeting where a
120 discussion will take place regarding lowering the lake this year. There will be a vote as well.

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121 **Environment** – Ralph was not present, no update.

122 **Roads -**

123 **Fund Raising** – Mary gave an update on the Poker Run, collected \$230, paid winner \$115. The
124 50/50 raffle collected \$65, paid the winner \$35. Total for the general fund was \$145.

125 Discussions took place regarding the fundraising; all collections will continue to go towards the
126 playscape until the project is complete. Exception: normal fundraising at the hall will go into
127 the general fundraising.

128 Paint Party will be held on August 23rd, 7 people are signed up at \$20 pp.

129 Barn Dance will be held on September 10th.

130 **CONGRADULATIONS TO: Tinel Waldo – Poker Run winner and to Steven LeBlanc 50/50**
131 **winner.**

132 **Tax Collections** – Phil mentioned 3 people have paid who owed over \$1,000. Getting good
133 response from the letters that were sent out on June 30th. Letters indicated 60 days to reply.
134 If no response by Nov 1st, any outstanding payments will be turned over to the attorney.

135 **Hall** – Lynn was not present, no update. Tom is looking into getting the PA system working again
136 at no charge.

137 **Website** - Linda has updated all of the owners. Linda has also been adding emails and phone
138 numbers on the master list. Thank you, Linda!

139

140 **8. Unfinished Business**

141

142 Update on Squirrel Drive – Tom – no update.

143

144

145 ***Spring 2023**

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

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

148

149 **9. New Business:**

150 **Fence:**

151 Marty stated we need to vote on moving the fence at the main beach. Mike received a message
152 from Kent Fence Company to move the fence in 25 ft or whatever we decide, will cost \$4,000.

153 Kent Fencing will reuse the gates and the posts. He is about 4-6 weeks out as of July 17th. The
154 \$4,000 is due once the job is complete. Another estimate of \$600 for stone dust/processing for

155 where the cars will park, giving a total of \$4,600. Motion to approve \$4,600 for moving the
156 fence and get processing was made by Gerry, seconded by Chris, unanimous voice vote, 1

157 abstention. Mike will coordinate with Phil for payment once the job is complete. Mike will

158 report back once a date is confirmed. Marty suggested we move the fence in 30ft in order to fit
159 larger vehicles.

160

161 **Playscape** - Marty asked if we have settled on a location for the new playscape? Linda has
162 talked with others who feel it should be at the beach where families go. Phil has talked with

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163 others who say to keep the playscape at the hall. Tom commented it is good to be away from
164 the beach, as there isn't a lot of room there. Mike suggested we keep the playscape at the hall.
165 This would be a common place. Moving the playscape to the main beach would cost more, the
166 incline down to the beach would need a retaining wall and the mulch could blow out and get
167 into the water. The playscape should be considered on the side of the hall instead of in back of
168 the hall so it is more visible from the road. The septic system may effective where the playscape
169 can be located. Mike spoke about the details regarding the playscape. Would need to see what
170 it entails to build it. Some information was available on the playscape website. This seems it
171 would be a "work party". Mike contacted the Building Inspector at the Town of Ashford, and no
172 permit or inspection is required by the Town for a new playscape. No Zoning permit is needed.
173 Mike also contacted LICA's insurance carrier, no additional cost is needed, current insurance
174 covers the playscape. The playscape total cost is \$13,503. There is an additional cost of \$2,500
175 for mulch. This totals \$16,003. Mike spoke with his landscaper, who volunteered to use his
176 machine to dig up the grass and set up the site for the playscape at no cost. The agreement on
177 the new playscape site (side of hall) is pending the receipt of the Perc test, which hopefully will
178 be in a couple weeks. Bill volunteered to use his dump trailer to pick up the mulch to save on
179 delivery. More to come. Mike is going to find out about shipping and the cartons to be
180 delivered, once delivered at the hall, we would need to get it into the hall until it's ready to be
181 installed, pending Perc test and site prep.

182
183 **Septic** - Mike clarified that the \$557 is for the Perc test that will decide where we have good soil
184 to have leeching fields which will then determine where the playscape can go. Whether the
185 Perc test is done now or down the road, it will be the same result.

186 The company, Admiral Septic, is the same one that another resident had recently used. We are
187 not bound to use Admiral Septic for the job, we can still get additional quotes. Rough estimate
188 for the entire system is \$24-25k.

189 Motion to approve to have the Perc test done at \$557 was made by Gerry, seconded by Mike,
190 unanimous voice vote. Mike will contact Admiral Septic to get on the schedule and will let the
191 Board know when a date has been set. Admiral Septic will be contacting the Town's Sanitarian
192 and the Town's Health Dept for clarification on the hall's capacity. On average the hall is used
193 once a month. Gerry mentioned the halls' capacity is 89 people.

194
195 10. **Adjournment:** Tom moved for adjournment at 8:32 p.m., seconded by Gerry, unanimous voice
196 vote.