

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

**LCIA Board Meeting Minutes – September 13, 2023 - DRAFT**

**Date of Meeting:** September 13, 2023 - This meeting was held at Pirzl Hall.

**Board Members:**

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (S)	Phil Silverstein (T)
Gerald Dufresne (R)-late arrival		Linda Roy (R)	Lynn Fontaine (R)
Mary Griffin (Alt)	Irwin Krieger (Alt)		

**Board Members Absent:** Carol Natitus (R) Seth Kaufman (R) Mike Panek (R) Bill Cameron (Alt)

**Public in Attendance:** Ralph Sherman

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

Motion to seat Mary Griffin was made by Tom, seconded by Chris, unanimous voice vote.

**2. Approval of Minutes:**

Members were given a brief period to read the minutes.

Line # 54 – added “it was discussed”

Line #79 – changed “But I think” to “But Marty believes”

Line #107 – changed “launch” to “dock”

Line #130 – changed “CONGRADULATIONS” to “CONGRATULATIONS”

Line #168 – changed “effective” to “affect”

Motion to accept the minutes with changes made was made by Tom, seconded by Gerry, unanimous voice vote.

**3. Public Comments:** None

**4. Approval of Treasurer’s Report:** Tom questioned the Beach maint/recreation amount of \$765.72, Phil confirmed this was for 2 months of port-o-potty’s, which were picked up on Labor Day. May owe an additional \$25-30. Irwin questioned the Playscape fundraising, last meeting we agreed to move forward the amount to the current year (in lieu of under previous) and it looks like we brought in \$16k year to date. Phil confirmed it is because we moved the money forward, the formulas make it look like we have brought in 16K. Phil did talk with the bookkeeper who has a separate spreadsheet with the actual year to date amount. Tom questioned Landscaping amount of \$400, Phil confirmed this was for the removal of a tree at the boat launch that Gerry had removed. See page 2 of the Treasurer’s Report “Expense” for a list of items paid. Motion to accept the Treasurer’s Report was made by Gerry, seconded by Tom, unanimous voice vote, 1 abstention.

**LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.**

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**5. Remarks by the President:** Marty gave a briefing on the Perc test that was done earlier this morning. After the whole that was dug, and the rain, the Perc test was not completed. An individual from Eastern Highlands Health District was also present who took measurements and would be in contact with Marty to reschedule the Perc test.

**6. Correspondence:** None

**7. Chairman’s Reports:**

**P&Z Updates** – Irwin mentioned there was no mention of Marty’s letter on the agenda for the next P&Z meeting. Irwin also mentioned the discussion of where the potential warehouse was going to be, this meeting will be on the second Monday of the month in October.

**Boat Launch & Boat Dock** – Gerry has mowed the boat launch and has taken weeds out of the lake. The tree has been removed from the boat launch and the wood is still there if anyone is interested. Gerry removed the wood at the boat dock that was dumped there.

**Constable** – Gerry has not gotten any calls from the residents with issues. The State Police say there is still vandalism going on in Ashford and surrounding towns with vehicles being broken into. Lynn mentioned someone’s vehicle had their windows broken. **DO NOT CONFRONT** anyone, call the State Police.

**Beaches - Main & Mothers** – no update

**Dam** – Gerry mowed most of the dam area.

**Environment** – Ralph provided an update on the latest test, lake is good. Ralph also mentioned there is about 2 inches of water pushing over the spillway. This is not going to help with syphoning the lake.

**Roads** – Marty will provide an update – see New Business below.

Tom provided a quick update, Greg Peck has finished the roads. Tom did talk with Hipsky, who agrees our roads need to be graded and crowned. He would be willing to do this possibly next year as he is not able to do it this year.

**Fund Raising** – Barn dance had 17 people, total \$197.50. One more event is planned for October 21<sup>st</sup> (Halloween party)

**Tax Collections** – Phil provided an update, Tom was able to arrange a payment plan and collected \$1,200 and resolved another outstanding amount of \$1,200, plus \$3,300 from a recently sold home.

**Hall** – Update from Lynn: Lynn will close up and winterize the hall the end of October, beginning of November. Mary volunteered to help.

**Website** – Linda had no update.

**8. Unfinished Business**

Update on Squirrel Drive – Tom - pending

**LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.**

81       **9. New Business:**

82       \*Update from Marty on bids from Willis Paving and Krukoff – Marty provided handouts of the  
83       bids from both companies, a map and spreadsheet from Chris. Chris gave a quick overview of  
84       the spreadsheet. Marty talked about the proposals. P Willis gave quotes for the 4 high priority  
85       roads, Ashford, Dr, Westford Dr, Union Dr and Pine Hill. Krukoff's bid was only for Westford Dr.  
86       Recommendations from both companies suggested Westford Dr should be paved and not  
87       graded. Linda suggested a road committee is formed to review and decide on what roads are to  
88       be done first. Tom stated all of the roads were graded once or twice a year, years ago. His  
89       suggestion is to grade all of the roads back to a crown and take of care any drainage swales  
90       before we pave any of the roads.

91       \*Report from Tom on his discussion with Bill Falletti – Tom approached the town since they  
92       were the ones who shim paved Old Town Rd. The intent was to see if the Town would pave  
93       LCIA's paved roads. Town will be chip sealing out by the firehouse. Many of our roads would  
94       need to be shim paved, same as Old Town Rd. Hipsky is the one who is doing this job at the  
95       firehouse. He could possibly do the hall parking lot the end of November but if we get snow  
96       prior to that, it can not be done this year. Hipsky suggested we wait until Spring 2024.

97       \*STR action – on August 31<sup>st</sup> Marty sent an email to Mike D'Amato regarding STR permit  
98       renewals.

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100       Marty will sign the contract for moving the fence at the beach and will get it to Mike.

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102       Marty provided an update on the proxy voting. There was a lot of back and forth last month,  
103       yes we'll take them, no we can't take them. Discussion took place on our thoughts on sending  
104       out proxy votes. Many agreed it defeats the purpose of having an annual meeting. Having the  
105       annual meetings are beneficial to everyone. Discussions take place, questions are asked and  
106       clarity on topics is provided. These meetings are for the residents, the Board values your input  
107       and hopes to see more individuals get involved next year.

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109       **10. Adjournment:** Gerry moved for adjournment at 8:36 p.m., seconded by Lynn, unanimous voice  
110       vote.