

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes– DRAFT – October 11, 2023

Date of Meeting: October 11, 2023 - This meeting was held at Pirzl Hall.

Board Members:

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|--------------------------------|--------------------|------------------|
| Marty Connors (P) | Tom Martin (VP) | Chris Fyler (S) |
| Gerald Dufresne (R)-left early | | Linda Roy (R) |
| Carol Natitus (R)-late arrival | | Seth Kaufman (R) |
| Mike Panek (R) | Mary Griffin (Alt) | |

Board Members Absent: Lynn Fontaine (R), Phil Silverstein (R), Irwin Krieger (ALT), Bill Cameron ALT)

Public in Attendance: Ralph Sherman

1. Call to Order/Seating of Alternates: 6:40 p.m. by Marty Connors

2. Approval of Minutes:

Members were given a brief period to read the minutes.

Line # 41 – changed “whole” to “hole”

Line #94-96 – removed “Hipsky is thee one who is doing this job at the firehouse. He could possibly do the hall parking lot the end of November but if we get snow prior to that, it can not be done this year. Hipsky suggested we wait until Spring 2024”

Line #106 – removed “your”

Motion to accept the minutes with changes made was made by Tom, seconded by Gerry, unanimous voice vote, 2 abstentions.

3. Public Comments: no public comments

4. Approval of Treasurer’s Report: Mike made a comment regarding the Balance (thru September 30, 2023), \$59,080.81, the Fundraising-playscape \$9,164.50 is not part of the \$59,080.81. LCIA has also delegated \$5,000 towards the playscape as a contribution. There is \$14,164 included in the \$59,080, that is not really part of the total since it has already been designated and allotted for. The true balance is \$44,960.

Motion to accept the Treasurer’s Report was made by Tom, seconded by Seth, unanimous voice vote, 1 abstention.

5. Remarks by the President:

*Update on the perc test and preliminary estimates for the septic system.

Marty provided an update – estimated size requirement for the leach field is 75x32 and 2ft high, and located 75ft from the well. No one can walk or drive on it. Price range is 33k – 65k. Would

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

39 possibly need a fence around the leach field area. We may need to rethink the location of the
40 playscape. Some discussions took place regarding the location of the playscape. Mike and Tom
41 will do some measuring tomorrow. Mike will put together a map and send it out to everyone.
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44 *Road maintenance decision on next steps

45 Marty spoke about the recent proposals and projects regarding the road maintenance, replacing
46 the septic system, purchasing of the playscape and moving the fence at the Main Beach. Marty
47 suggested we start at the lowest part of the road maintenance. Some discussions included
48 seeing more of the dirt roads completed prior to winter, completing Union, Ashford and Pine Hill
49 roads and already paying Greg for filling pot holes, which in some cases has already washed out.
50 Greg had indicated to Tom that he was going to get a grading machine. Marty will contact Greg
51 and get a price for grading all of the dirt roads prior to winter, if he is able.

52 Mike volunteered to be liaison and contact Greg. Motion to authorize Mike, up to specified
53 amount to get the roads to a condition to last through the winter was made by Tom, seconded
54 by Gerry, unanimous voice vote, 1 abstention. Mike will contact Greg tomorrow.
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57 Playscape – Mary indicated the playscape is on sale right now. Discussions took place regarding
58 the location of the playscape. Mike also mentioned the size of the leach field for the septic is
59 75x32. Until the measurements are taken, we can then make a decision for the location of the
60 playscape. Mike and Tom will do the measurements tomorrow for the leaching fields and septic
61 system. For safety we will need an estimated 29x31 space for the playscape. Mike will map out
62 the measurements and will email everyone. Discussions took place on 2 different playscapes
63 and which one to purchase. Mike volunteered to contact the playscape company and check on
64 the carton sizes. Motion to authorize Mike to contact the playscape company and negotiate a
65 deal was made by Tom, seconded by Gerry, unanimous voice vote. If Mike makes a deal and is
66 ready to order and move ahead, a wire transfer would need to be sent by Phil unless another
67 form of payment is needed. Phil will be back tomorrow.
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71 **6. Correspondence:** Marty received two inquiries regarding the tax collection. Tom took both of
72 these inquiries and will take care of them.

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

75 **P&Z Updates** – See email from Irwin dated 10-11-23 for an update from the P&Z meeting that
76 was held on 10-10-23 and a response to a resident regarding STR. Chris will let Irwin know he is
77 good to send his response regarding the STR.

78 **Boat Launch & Boat Dock** – no update

79 **Constable** – Gerry had left early, Tom stated there has been a couple car break-ins around the
80 lake. As a reminder, **LOCK** your vehicles, homes and sheds.

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LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

- 81 **Beaches - Main & Mothers** – Mike provided an update in regards to moving the fence. Chris
82 Kent will be moving the fence at the main beach between October 19th - 25th. Thank you,
83 “Roy’s” for bringing in the buoys and pulling in the raft.
84 **Dam** – Marty stated Gerry has not had a chance to use his brush hog, the weeds are dying off at
85 the face of the dam.
86 **Environment** – no update
87 **Roads** – See Remarks by the President above for more information
88 **Fund Raising** – Mary has an event coming up October 21st, she has sent out flyers and has
89 posted the event on Facebook but has not gotten any response for the R.S.V.P.
90 Due to lack of interest the LCIA has decided to cancel the October 21st event.
91 **Tax Collections** – Tom stated another \$4,000 was collected last month. The new tax bills are
92 going out this month.
93 **Hall** – no update
94 **Website** – no update

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97 **8. Unfinished Business**

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99 Update on Squirrel Drive – Tom – pending

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101 • Siphoning of the dam should finally take place this weekend, October 14th, after many
102 scheduling and rescheduling.
103 • Mike shared his opinion on proxy voting. Some discussion took place and this will be tabled
104 and discussed in the future.

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107 **9. New Business:** no new business

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110 **10. Adjournment:** Tom moved for adjournment at 8:26 p.m., seconded by Linda, unanimous voice
111 vote.