

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – November 8, 2023 - APPROVED

Date of Meeting: November 8, 2023 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Chris Fyler (S)		
Gerald Dufresne (R)	Linda Roy (R)	Carol Natitus (R)	Seth Kaufman (R)
Mike Panek (R)	Lynn Fontaine (R)		
Mary Griffin (Alt)	Irwin Krieger (Alt)	Bill Cameron (Alt)	

Board Members Absent: Tom Martin (VP) Phil Silverstein (T)

Public in Attendance: None

- 1. Call to Order/Seating of Alternates:** 6:33 p.m. by Marty Connors
- 2. Approval of Minutes:** Members were given a brief period to read the minutes. Motion to accept the minutes was made by Gerry, seconded by Mike, unanimous voice vote.
- 3. Public Comments:** None
- 4. Approval of Treasurer’s Report:** A question arose regarding the “donations” amount of \$1,842.34. This was likely additional monies included with tax bills. Mike spoke and made everyone aware that the balance of \$84,744 is actually now \$66,994. Payment has been made for the playscape and another \$4,250 will be made for moving the fence at the main beach. Motion to accept the Treasurer’s Report was made by Mike, seconded by Lynn, unanimous voice vote.
- 5. Remarks by the President:** Marty commented on 3 topics to touch on.
 - *Update on moving the fence at the main beach – see below under Beaches.
 - *Update on the perc test – no update
 - *Mike’s survey and plan for locating the playscape-Mike spoke regarding the location of the playscape on the map. His contact will prep the playscape area now and may not be able to secure this in the early spring. Motion made by Mike to allow him to dig out the playscape area based on the map that was forwarded to everyone, seconded by Lynn, unanimous voice vote.
 - *Update on lowering the lake – Spring 24 or Fall 24 - Not successful in syphoning at the damn. Is there a possibly to start in early spring. Marty mentioned Ralph commented that we do not need start the syphon and assemble at the same time. One concern is if spring is wet, we would run into the same issue as during the fall 2023. Another factor is if we lower the lake in the spring and we have a drought issue, the water levels will be low. Chris mentioned lowering the

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39 lake in the fall allows for residents to fix up/clean up lakefront areas and walls and allows for the
40 first frost to kill of plant life while the water levels are low. Chris suggested we go with Ralph's
41 idea, assemble the syphon in mid-summer so it can be ready to syphon in the fall. As Mike
42 mentioned, lowering the lake in the spring amounts to some areas would be out 25 feet from
43 the shore, while other areas may be between 1-3 feet.

44 LCIA Board has decided to forego lowering the lake in Spring 24 and will vote on this at the
45 Annual General meeting in 2024.

46 *Absentee ballots/proxy ballots – to be continued
47

48 **6. Correspondence:** Marty received correspondence from a resident asking about 5 lots they own
49 and if they are approved for building. Resident also contacted the Town Use Manager, Mr.
50 D'Amato. Chris will contact her and advise her to contact the Town Building Official, Wetlands,
51 Surveyor, Engineer, etc.
52

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

54 **P&Z Updates** – Irwin spoke and advised there is a meeting next week. There is lack of
55 enforcement from the Town regarding STR violations.

56 **Boat Launch & Boat Dock** – Gerry mowed the boat launch just before the first frost

57 **Constable** – no updates

58 **Beaches - Main & Mothers** – The raft at the main beach is tied to the tree. Contractor has
59 moved the posts which are set in cement at the main beach, once the cement has hardened, the
60 fence will be put up. Measured 25 feet in to allow for parking. There will be an open space on
61 each end for entering and exiting. Mike suggested his contact move the mafia block to avoid a
62 specific parking area and place it parallel to the road.

63 **Dam** - Gerry spoke and the tree stump area can be finished up on the spring.

64 **Environment** – no updates

65 **Roads** – Mike spoke and contacted Greg who is willing to fix a couple areas of Westford/Ashford
66 and Squirrel prior to winter but is very busy at this time. Greg will keep Mike posted.

67 **Fund Raising** – Mary had no updates. The playscape will be arriving within the next 2 weeks.
68 Mike will keep us updated as he hears more on a delivery date.

69 Cinco De Mayo is planned for May 2024.

70 **Tax Collections** – no updates

71 **Hall** – Lynn will winterize the hall this weekend.

72 **Website** - no updates
73

74 **8. Unfinished Business**

75
76 Update on Squirrel Drive – Tom - pending
77

78 **9. New Business:** None
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80 **10. Adjournment:** Gerry moved for adjournment at 7:29 p.m., seconded by Lynn, unanimous voice
81 vote.