

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – March 13, 2024 DRAFT

Date of Meeting: March 13, 2024 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Gerald Dufresne (R)	Linda Roy (R)
Carol Natitus (R)	Mike Panek (R)	Lynn Fontaine (R)	
Irwin Krieger (Alt)			

Board Members Absent: Chris Fyler, Phil Silverstein, Bill Cameron, Seth Kaufman, Mary Griffin

Public in Attendance: Michael Paine, Lynn Paine, Liz Provencher, Ralph Sherman

1. Call to Order/Seating of Alternates: 6:31 p.m. by Marty Connors

2. Approval of Minutes:

Motion to accept the February minutes was made by Mike, seconded by Tom, unanimous voice vote, 2 abstentions.

3. Public Comments: Members of the public all reported seeing the APPEAL FROM THE BOD and chose to come to the meeting based on the Appeal. Further discussion indicated that everyone found it helpful to have a reminder close to the date/time of the meeting.

4. Approval of Treasurer’s Report: Motion to accept the February Treasurer’s Report was made by Mike, seconded by Jerry, unanimous voice vote.

5. Remarks by the President:

- a. Marty reported that he reached out to Kari Olsen and expressed the concern for how she was doing and received a very favorable update from her.
- b. The “Appeal from the Board” that was placed on the Lake Community Facebook page resulted in a response from several members of our community, who expressed positive comments.
- c. Bids on the replacement of the septic system at Pirzl hall were solicited from three vendors. One bid has been received. Members of the Board committed to contracting other contractors to secure additional bids.
- d. Marty informed the BOD that he will be out of state on a family visit from March 16th through March 30th. If he needs to be reached a text or call on his cell phone would be the best way.
- e. Marty gave the BOD a briefing on the status of the Emergency Action Plan for the LCIA dam. We have contracted with Karl Asimovic to revise and update the EMP.

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6. Correspondence:

- a. A letter was received from TE Data Compliance regarding property at 12 Armitage Court, Phil responded. The Board also received a letter from a resident at 77 Lakeview Dr regarding STR issues at nearby properties, Mike responded.
- b. During this portion of the meeting, Mike made a motion that the Treasurer should allocate \$500 to be used for the cost of updating the LCIA Emergency Action Plan by Karl Asimovic. The motion was seconded by Tom and pass unanimously.

7. Chairman's Reports:

- a. **P&Z Updates:** (*Irwin Krieger*) – Irwin gave an “information only” overview of Ashford’s P&Z meeting-mostly involved discussion of the changes being considered to the interstate interchange zone.
- b. **Boat Launch and Boat Dock:** (Jerry Dufresne) – Jerry shared the good news that the dock stayed up all winter due to the small amount of ice that formed on the lake. Some repairs were required to the grassy area at the launch due to wheel spinning. Leaves were cleaned up.
- c. **Constable:** (Jerry Dufresne) – Jerry reported several traffic complaints involving speeding and reckless driving. He will continue to follow up; he asks that people contact him with any additional occurrences.
- d. **Beaches – Main & Mothers:** (no Chairperson) – Mike will collect the signs that had formerly been posted on the fence at Main Beach and review them for applicability and reinstall those that are appropriate. Mike received a quote for millings from Stafford Sand & Gravel of \$600 for the enlarged parking area in front of Main Beach. This will be delivered by SS&G and spread by a contractor hired by Mike at no cost to LCIA. Tom made a motion to authorize the Treasurer to allocate \$600 to Mike for payment to Stafford Sand & Gravel for the above mentioned purpose. This motion was seconded by Lynn and passed unanimously.
- e. **Dam:** (no Chairperson) – no update – Karl Asimovic’s engineering firm will begin work on updating our Emergency Action Plan as soon as their workload allows. LCIA should recruit and prepare a group of residents (Dam Committee) who can effectively execute the requirements of the plan should the situation arise. This will require at least two but ideally more residents who are familiar with the requirements of the EAP, who have copies for their reference and area able to enact the notification process that is described in the EAP. One of these individuals should be designated as the Chairperson.
- f. **Environmental Chairperson:** (Ralph Sherman) – Ralph requested permission to fund the water testing program for the lake, up to the amount of \$500. Tom made a motion authorizing the Treasurer to dispense funds accordingly, seconded by Lynn and pass unanimously.

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78 Ralph stated that as of this time, we are too late in the season to get any benefit from
79 an egg addling program, so we should not contract for this. Based on the number of
80 geese currently on the lake, he predicted a large population by the end of the
81 season. For this reason, he recommended that we should request the Treasurer to
82 reach out and renegotiate with the USDA who conducted the round-up last year for
83 their services again this year.

84 **g. Roads:** (no Chairperson) – Mike proposed that this would be a good time to prepare
85 a comprehensive plan for addressing the roads throughout the Association. His
86 recommendation was that this plan should focus on regrading roads throughout
87 LCIA, and Tom and Marty agreed. They requested information on the contractors
88 used by ALPOA, and Marty agreed to pursue that through his contacts there. Tom
89 and Mike agreed to prepare a plan to present to the BOD at the April meeting.

90 **h. Fund Raising:** (Mary Griffin) – Mike Panek informed the group that he will inventory
91 the material for the playscape beginning at 9:00am on Saturday March 23. Linda
92 Roy and Lynn Fontaine both agreed to help out with the inventory.

93 Conditions permitting, later that day (3/23/24), Mike will dig the holes and plant the
94 main support posts for the play scape.

95 Mike set April 20 as the target date for assembly of the remainder of the playscape.

96 Any other interested parties should coordinate with one of those members to help
97 out.

98 **i. Tax Collection:** (Phil Silverstein & Tom Martin) – Tom updated the Board on the status
99 of mailing letters from the collections attorney to seriously delinquent homeowners.

100 **j. Hall:** (Lynn Fontaine) – no update

101 **k. Website:** (Linda Roy) – no update

102 **8. Old Business:**

103 **a. Absentee ballots** – Marty Passed out an article comparing the advantages and
104 disadvantages of voting by Proxy and Absentee Ballots. This led to a spirited discussion.

105 Due to the already late hour, it was decided to table the discussion until the April
106 meeting.

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10. Adjournment: Jerry moved for adjournment at 8:11 p.m., seconded by Lynn, unanimous voice
vote.