

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes– April 10, 2024-DRAFT

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Date of Meeting: April 10, 2024 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (S)	Phil Silverstein (T)
Linda Roy (R)	Seth Kaufman (R)	Lynn Fontaine (R)	
Mary Griffin (Alt)	Irwin Krieger (Alt)	Bill Cameron (Alt)	

Board Members Absent: Gerald Dufresne (R) Carol Natitus (R) Mike Panek (R)

Public in Attendance: Kay Warren-late arrival

1. **Call to Order/Seating of Alternates:** 6:37 p.m. by Marty Connors
2. **Approval of Minutes:** Motion to accept the March minutes was made by Lynn, seconded by Tom, unanimous voice vote, 2 abstentions.
3. **Public Comments:** None
4. **Approval of Treasurer’s Report:** Tom questioned the \$410 for hall utilities. Phil commented Pirzl Hall is not considered residential, it is on a commercial plan. Phil could “shop” the plan. Today Phil received the next bill for \$385. Phil’s wife will shop for different plans. Bill questioned the “pave and brush”, Phil commented it could be laying down process to patch holes. Motion to accept the March Treasurer’s Report was made by Lynn, seconded by Tom, unanimous voice vote, 1 abstention.
5. **Remarks by the President:**
 - a. Marty met with Justin Cyr of JM Cyr paving and gave him a tour to discuss grading needs, he will submit a quote.
 - b. Tree down on Shorefront-Greg P came out and cleared it.
 - c. Damn Emergency Act-there are a lot of requirements for us by the state since we own the damn, examples are: someone needs to listen to the National Weather Service and if the possibility of flooding is announced, we would need to send someone to the damn for inspection. Need to put together a small group for this function and a checklist of individuals who need to be notified in the town/state along with a Chairperson.
6. **Correspondence:**
 - Email received from Bobbi and Toni, after reading the minutes from a prior meeting they referred County Line Septic as another source to use.

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- 38 • Email received from a new resident on Circle Dr, both sides of their new home has
39 fencing, do they need approval to have fencing added to the front and back of the
40 home? No approval needed by LCIA. Marty will advise her of internet service in the
41 area and information regarding trash at her request.
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45 **7. Chairman's Reports:**

- 46 **a. P&Z Updates:** (*Irwin Krieger*) Linda provided an update, the meeting was 2 hours, mostly
47 regarding STR. There are very few towns in CT that have any restrictions on STR. Ashford is
48 ahead of the game. Basic issues of concern are the legalities of what they can do as there is
49 a court case and enforcement.
- 50 **b. Boat Launch and Boat Dock:** (Jerry Dufresne) – no report
- 51 **c. Constable:** (Jerry Dufresne) – no report
- 52 **d. Beaches – Main & Mothers:** (no Chairperson) – Lynn made a comment about the mafia
53 block move, it looks great! The library is also back up. There was a message on the
54 Facebook page regarding bees at the main beach in the sand. These are sand wasps. They
55 are harmless if you leave them alone. Mary will research a natural way to deter them.
- 56 **e. Dam:** (no Chairperson) – no report
- 57 **f. Environmental Chairperson:** (Ralph Sherman) – no report
- 58 **g. Roads:** (no Chairperson)
- 59 **h. Fund Raising:** (Mary Griffin) – Mary would like to do a Cinco De Mayo on May 4th at the
60 hall, pot luck. This will depend on the playscape set up.
- 61 **i. Tax Collection:** (Phil Silverstein & Tom Martin) – Phil commented the list has been cut
62 down for those who had back dues.
- 63 **j. Hall:** (Lynn Fontaine) – nothing new to report
- 64 **k. Website:** (Linda Roy) – nothing new to report

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67 **8. Old Business:**

- a.** Plan for Road work for the upcoming spring/summer season (Mike
 & Tom)
- b.** Additional bids for Septic System
- c.** When the excavation was done for the playscape, it had flooded
 and has since rescinded. This area will not be dry enough to use
 cement when starting the set-up of the playscape. One idea to use
 pressure treated 2x8's or 2x10's, drill holes and add screening.

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9. New Business

- a. **2024 Newsletter** – items to include in the new 2024 newsletter are: Dates for the Annual meetings, June-Budget, July-Elections, August-lowering of the lake. Phil will provide Marty new rates and Treasurer information. Will need to assemble the syphon in early in summer, June/July so it is ready in the fall.

- 10. **Adjournment:** Tom moved for adjournment at 7:55 p.m., seconded by Lynn, unanimous voice vote.