

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED – July 10, 2024

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

Board Members:

| | | | |
|---------------------|---------------------------------|-------------------|----------------------|
| Marty Connors (P) | Tom Martin (VP) | Chris Fyler (S) | Phil Silverstein (T) |
| Gerald Dufresne (R) | Linda Roy (R) | Carol Natitus (R) | Seth Kaufman (R) |
| Mike Panek (R) | Lynn Fontaine (R) | | |
| Mary Griffin (Alt) | Bill Cameron (Alt)-late arrival | | |

Board Members Absent: Irwin Krieger (ALT)

Public in Attendance: Ralph Sherman, Kay Warren, Liz Provencher, Glen & Kim Richards

1. **Call to Order/Seating of Alternates:** 6:31 p.m. by Marty Connors
2. **Approval of Minutes:** Motion to accept the minutes was made by Mike, seconded by Jerry, unanimous voice vote, 1 abstention.
3. **Public Comments:** Liz spoke stating she would be “Mother’s Beach” chairperson. Mother’s beach also has no sand, no buoys and grass is taking over the area. Mary and Liz will put the buoys out. Marty also commented that signage will be posted at Mother’s beach, similar to the Main beach. Mike also commented the parking area is muddy and suggested we establish a launch area for boats/kayaks. Mary also commented there are 2 individuals who have been cleaning up the Main beach and reporting to her as needed. Phil commented that Greg Peck mows the hall and both beaches twice a month. Phil also mentioned the transfer station has dirt/mulch that is free to residents. Tom will contact Greg Peck to dig out the grassy area, clean up the parking area and bring in a load of sand.

As a reminder, there is **NO FISHING** at the beaches.

Glen commented regarding his property by the spillway. He stressed that the lake needs to be lowered this year as the dam is eroding in front of his property. He has a contractor to put up a retaining wall in front of his property. Glen was also advised to get in touch with Wetlands/Town for approval for work to be done by the contractor.

4. **Approval of Treasurer’s Report:** Mary questioned a donation amount was received and asked where it showed on the report. Phil confirmed it is included in the Fundraising-Playscape. Phil also stated that Mike Panek donated rock, stone, dirt, employees to complete the playscape. Community members also contributed to the efforts. GREAT JOB EVERYONE!
Mike commented that at the end of our fiscal year for June 2024 LCIA was only down \$617.

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39 Even after completing a \$22,227 playscape and a \$10,000 increase in insurance and having a net
40 loss of \$617 is remarkable. Many thanks to Mary for her fundraising, Phil and Tom for their tax
41 collection efforts and to the many volunteers who donated to save LCIA money. AWESOME JOB
42 TO EVERYONE! Motion to accept the Treasurer’s Report was made by Jerry, seconded by Mike,
43 unanimous voice vote, 1 abstention.
44

45 **5. Remarks by the President:** Marty shared a document showing the Boards positions, length of
46 terms, years remaining with respect to the upcoming Election meeting.

47 **The Treasurer position** will be available on Sunday July 21st for anyone who is interested. Phil
48 graciously offered to assist this individual in the transition. As with the Treasurer’s position,
49 other positions are available. Please attend our Annual Election meeting on Sunday, July 21st.
50

51 **6. Correspondence:** Linda spoke about her email she sent regarding Mother’s beach and it’s
52 neglect. Linda also suggested the fundraising committee be changed to Events and Fundraising
53 and include the Hall. There would be one Chairperson for this and other community volunteers
54 as a committee who would report to the Chairperson as needed. Another suggestion Linda
55 made was having a “welcome” committee who would provide a packet to new residents. More
56 to come.

57 Email received from resident on Westford with concerns of the road. Mike commented he did
58 check on the road conditions in and around Westford and they are in good condition. The roads
59 had been taken care of after the email had been received.
60

61 **7. Chairman’s Reports:**

62 **a. P&Z Updates:** (*Irwin Krieger*) Irwin provided an update through email stating: The
63 Commission is working on a new application-would go in as a town ordinance, upon
64 approval, under a new state law regarding STR. There is a first draft proposal.

65 **b. Boat Launch and Boat Dock:** (Jerry Dufresne) – the boat launch has been mowed
66 and a repair was made from tire marks.

67 **c. Constable:** (Jerry Dufresne) – There are several dead pine trees out on the island.
68 Gerry’s nephew volunteered to cut up those that fell. Continue to lock your doors,
69 sheds and cars.

70 **d. Beaches – Main & Mothers:** (no Chairperson) – update on covering the cistern-the
71 cistern has been covered. Mary commented that Bill had an idea for the raft at Main
72 beach. Bill gave a brief description of his plans for a new anchor for the raft. A
73 motion was made by Mike for Bill to move ahead with his plan, spending up to \$100
74 for materials, seconded by Lynn, unanimous voice vote.

75 **e. Dam:** (no Chairperson) – the dam has been brush hogged. Linda also commented
76 there is a lot of brush growing around the dam area.

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- 77 **f. Environmental Chairperson:** (Ralph Sherman) – The June water test was completed
78 and is in good shape. The July’s water testing will not be completed until August due
79 to the weather.
- 80 **g. Roads:** (no Chairperson) – Gerry updated everyone on the downed tree on Union
81 dr, the tree has been cut up and stacked, he needs help loading it. Gerry will split it
82 up.
- 83 **h. Fund Raising:** (Mary Griffin) – Mary spoke about the kickoff event, the 50/50 raffle
84 made \$100, donation of \$10, basket raffle made \$195. Mary has also been selling
85 tshirts and has another \$111.
86 The poker run will be Saturday, July 20th from 10:00 a.m. to 1:00 p.m. Mary will post
87 a reminder. The 4th of July Boat parade was a success having 17 boats!
- 88 **i. Tax Collection:** (Phil Silverstein & Tom Martin) – Tom mentioned \$23k was collected
89 during this past year.
- 90 **j. Hall:** (Lynn Fontaine) – Lynn mentioned a door sweep is needed on the side door of
91 the hall as water is getting in. Mary mentioned both toilets need to be reset.
- 92 **k. Website:** (Linda Roy) – no new updates
- 93 **8. Old Business:** update on downed tree on Union Dr – see above
- 94
- 95 **9. New Business:** Election Discussion-see Remarks by the President
- 96
- 97 Jerry made a motion to enter into Executive Session regarding litigation at 8:20 p.m., Mike
98 seconded, unanimous voice vote.
- 99
- 100 Executive Session attended by Marty Connors, Tom Martin, Chris Fyler, Phil Silverstein, Gerald
101 Dufresne, Linda Roy, Carol Natitus, Seth Kaufman, Mike Panek, and Lynn Fontaine.
- 102
- 103 Exited Executive Session at 9:08 PM.
- 104
- 105 Seth made a motion to send the letter as proposed by Tom, seconded by Lynn, unanimous voice
106 vote.
- 107
- 108 **10. Adjournment:** Lynn moved for adjournment at 9:10 p.m., seconded by Jerry, unanimous voice
109 vote.