

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.
PO Box 231, Ashford, CT 06278

LCIA Board Meeting – November 12, 2025 - DRAFT

Date of Meeting: This meeting was held at Pirzl Hall.

Board Members:

Mike Panek (P)	Tom Martin (VP)	Erin Szela (S)	Chris Fyler (T)
Gerald Dufresne (R)	Mary Griffin (R)	Carol Natitus (R)	Seth Kaufman (R)
Phil Silverstein (R)	Lynn Fontaine (R)		
Joseph Hall (Alt)	Liz Provencher (Alt)	Kay Warren (Alt)	

Public in Attendance: Caesar Barrios and Carmen Hall

1. **Call to Order/Seating of Alternates:** Mike called the meeting to order at 6:31pm.
2. **Approval of Minutes: October 8, 2025** Motion by Jerry, seconded by Tom. Abstained by Seth.
3. **Public Comments:** None.
4. **Approval of Treasurer's Report: October 31, 2025** Mailed your HOA check? The Treasurer goes once a month to the bank. Motion to approve Jerry, Mary seconded. Chris abstains.
5. **Remarks by the President:** Reminder that the Facebook page "Lake Chaffee Friends" is not a LCIA sanctioned webpage. Please be careful what you post because it is not an official page and is not in control of the LCIA.
6. **Correspondence: 1. Tax Inquiries** All requests and the website inquiries that were sent to the Board were taken care of, via the tax email,. **2. IWWC Update** All items have been settled between LCIA and IWWC, if any plans involving the lowering of the lake, the IWWC, DEEP, and Willimantic Water associates will be notified on if/when there are plans to reduce water levels.
7. **Chairman's Reports:**
 - a. **Boat Launch and Boat Dock:** (Jerry Dufresne) **1. Dock Repair Update** – Call helping hands list to be called and find a time with Jerry to assist (Friday/Saturday volunteers have been noted). **2. Additional Updates** Cut some trees down, maybe a few more in spring. New sign and posts are nearly done and ready to be installed in the spring.
 - b. **Constable:** (Jerry Dufresne) Halloween was quieter this year, less than half of the usual group. No other news.
 - c. **Beaches – Main & Mothers:** (~~Liz Provencher~~, Mary Griffin) Nothing to report.
 - d. **Dam:** (no Chairperson) The owner of the land, Mike Pepin, across the street from the dam has been mowing and they are happy to continue.
 - e. **Environmental Chairperson:** (Ralph Sherman) Not in attendance.
 - f. **Roads:** (Phil Silverstein) **1. Plowing Contract** Phil not in attendance. Mike to confirm with Phil. **2. New Signs** Jerry carved a new sign for Pine Hill and Ashford Drive connection. Additional signs may be carved. Greg Peck fixed Pine Hill and it is beautifully done (Lynn noted).

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- g. **Fund Raising:** (Mary Griffin) **Paint Party Update** – 10 people \$94 to LCIA. Future party will yield more now that paint supplies have been replenished.
- h. **Tax Collection:** (Tom Martin) Mike and Tom to sit down and discuss the 38 residents who owe more than 1 year, 79 people who have yet to pay the current year tax. Half have not paid the taxes for this year.
- i. **Hall:** (Lynn Fontaine) **1. Ramp at Entrance Update** – Walk into the front door, sideway slopes towards the door. Mike is finding a new plan to fix this, as original idea likely is not work. **2. Lynn is closing up the hall** Tom will shut the water off. Lynn noted to please not shut off the power brakers and leave the high low in the kitchen, Lynn will board the hall up. Lynn and Tom to finalize winterization together.

8. **Old Business: Ordinance and By -Law Update** – Three items to specifically address today: **1. Enacting new bylaws**, reference Article 6. “The board may enact the bylaws...to regulate the use of any body of water...to include and improve any and all quiet and free from noise...prevent the deposit/damage of any waste on any property...regulate the number and/or types of buildings on properties...limit use of sewage.” (See [Lake Chaffee Improvement Association By-Laws](#) for referenced information) **2. How we change the bylaws**, Article 6 of [the Charter](#) and Section 5 of the [By-Laws](#): “may be amended by the President in any regular or special meeting of the board as long as approved by...postage in 3 days, written notice has been sent to all property owners...voting while present.” Article 6, “No bylaw or ordinance shall take effect earlier than 10 days or until it has been posted for 7 days.” Note, any bylaw adopted by the board may also be rescinded by a voting by the board. :Signed by not fewer than 10 members voted...further any bylaw maybe rescinded by the majority vote at any meeting, a certificate of the secretary of the meeting shall be presented...”
- Mike would like to start the process next meeting on what we would like to change/modify and get to a consensus of what should be changed in the next meeting. Spend half an hour each month and by March have a meeting to present changes. This would include having notified the community on what we may change. Proxy votes are something that needs to be discussed on how the By-Laws allow this. When we notify people, we need to give the proxy option. **3. Scenario on who votes, how many votes, etc.** In the By-Laws, Article 1, note the points specifically for allowable voting: those of 21 years old and paid their annual dues; the vote of each person shall be a fraction of the vote for the household...ownership of property as defined by section 2 of the charter (people on the board). From the [Charter, Section 1](#): “joint owners of any freehold interest...shall be considered as one member of the association.”
- Example: ‘Mary’ and ‘Bob’ are joint owners of this land, they get one vote. But if ‘Mary’ and ‘Bob’ own three properties, then they get 3 votes. Original charter noted that they would get 1 vote. Charter was changed to include properties based on tax bills. Jerry and Kat note that many years ago, one property was one vote and one tax bill. It is noted that the charter reads, that just because the name is the same name on the deed does not mean that you only pay one tax bill. Note by the Board: By-Laws need to be modified to be more clear on what the Charter means, basing it on the town tax system would be straightforward and most logical.

9. **New Business:** N/A

10. **Adjournment:** Motion to adjourn made by Jerry, seconded by Lynn. Meeting concluded at 7:26pm.