

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

LCIA Board Meeting – January 14, 2026 - DRAFT

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

Board Members:

Mike Panek (P)	Tom Martin (VP)	Erin Szela (S)
Gerald Dufresne (R)	Mary Griffin (R)	Carol Natitus (R)
Phil Silverstein (R)	Lynn Fontaine (R)	
Joseph Hall (Alt)		

Public in Attendance: Caesar Barrios and Carmen Hall

1. **Call to Order/Seating of Alternates:** Meeting was called to order by Mike at 6:31pm
2. **Approval of Minutes:** November 12, 2025 Minutes ; Jerry made a motion to approve, Lynn seconded. Passed.
3. **Public Comments:** Two complaints are accepted by Mike from Carmen Hall.
4. **Approval of Treasurer's Report:** November and December 2025 Reports ; Jerry motioned to accept November Report, seconded by Lynn. Passed. December Report, Mike brought to the board's attention that there was a large influx of taxes paid (\$4k collected and \$5k collected in past due taxes). Collected 5 of the top 17 valued of unpaid taxes. Phil motioned to approve, Lynn seconded. Passed.
5. **Remarks by the President:** Mike noted again the collection of 5 of the top 17 valued of unpaid taxes. Currently have 41 people who owe just one year, will send out the third and final reminder. Board continues to work on past due collections and have been making good process. Chris has been extremely helpful.
6. **Correspondence:** Multiple Tax emails – All responded to.
7. **Chairman's Reports:**
 - a. **Boat Launch and Boat Dock:** (Jerry Dufresne) **1. Attempt to fix dock was made (update?)** Jerry and Cesear worked on it to repair parts. Ice has caused additional damage, Jerry will work on it come spring. Jerry cut a tree and noted potential others, Mike noted to review in the spring.
 - b. **Constable:** (Jerry Dufresne) Quiet around the lake, but police still encourage locking car doors, front doors, etc. On news that there were people masquerading as Amazon drivers, police are encouraging to check IDs and review who is delivering.
 - c. **Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) Spring Clean Up will be planned.
 - d. **Dam:** (no Chairperson)

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- 38 e. **Environmental Chairperson:** (Ralph Sherman) Ralph not in attendance.
- 39 f. **Roads:** (Phil Silverstein) **1. Plowing has occurred multiple times.** Greg Peck has been
- 40 doing a good job arriving in time and being there through the storms. He has agreed
- 41 to requests about sanding roads. Phil asked Greg to sand as best a possible and feels
- 42 they are doing really well. **2. Issues were reported and fixed.** Multiple compliments
- 43 from the board on the job Greg Peck has been doing. Mike noted there are two
- 44 people working in our area at the time of the storms.
- 45 g. **Fund Raising:** (Mary Griffin) Mary, no updates currently.
- 46 h. **Tax Collection:** (Tom Martin) **1.** Collection update. Tom, no updates other than what
- 47 was previously noted.
- 48 i. **Hall:** (Lynn Fontaine) Lynn has it winterized and it is in good shape until we reopen
- 49 the hall in the spring.
- 50 **8. Old Business:** Ordinance/By-Law Update. Next step will be to draft and share internally.
- 51
- 52 **9. New Business:** Kay asked Tom to bring up that a lot of cars are parked at the hall. Cannot be
- 53 loitering. Suggestion from Joe: get an email with license plate if they want to park their cars.
- 54 Start process to get the word out about the cars, if you are parking it isn't a problem necessarily.
- 55 But cars sitting for weeks/months should not be happening. Question about any changes to the
- 56 taxing process from Carmen, no further discussions have occurred. This will be the rough draft
- 57 the board will be working on.
- 58
- 59 **10. Adjournment:** Jerry motioned to adjourn, Lynn seconded. Meeting adjourned at 6:54pm.
- 60

61 **Recorded by Erin Szela 1.14.2026**