

Lake Chaffee Improvement Association, Inc.
Annual Meeting
Sunday, June 24, 2006
2:00pm, Chaffee Hall

Board Members Attendees: Laura Koropatkin, Kay Warren, Jack Pirzl, Debbie Coulombe, Tom Martin, Sandra Moquin, Dianna Murray, Jerry Dufresne, Steve Donnell

Alternate Directors: Pauline Backhaus

Public Attendees: See attached

President Laura Koropatkin called the meeting to order at 2:09pm

Secretary Minutes: Pauline Backhaus made a motion to accept the Secretary's minutes of 8/20/06. Jack Pirzl seconded. All in favor. 25 Abstained **Motion passed.**

Treasurer's Report: Deb Coulombe made a motion to accept the Treasurer's Report of 6/1/07. Tom Martin seconded. Conversation was had. All in favor 6 Abstained **Motion Passed.**

Chairman's Reports:

Road Chairman: Jerry Dufresne

Shorefront Dr was paved after saving 3 years and borrowing \$2,000 from the Bazaar fund in order to get the road paved. Need to start saving to pave other roads that wash out all the time. Complaints were express about being over budget because Shorefront was paved. A question was asked of what type work is defined under the road expense line item. It was explained, that plowing, loads of sand, aggregate, grading is the type of work being completed to maintain the roads. It was suggested to let the town take over the roads. It has been addressed twice with the town manager and the board was told that in order for that to happen, all roads need to be brought up to code.

Constable Chairman: Jerry Dufresne

Graffiti was written on a road, a concern was brought up that no one goes the speed limit of 10mph. A suggestion was made to enforce the ordinances that have fines to bring in more revenue. Jerry stated that he drives around the Lake Chaffee community at night keeping an eye out. There has been very little vandalism other than the roads stated above, other than that, the State Police have said this community is the quietest in Ashford.

Beach Chairman: No Chairman (report given by President Koropatkin/Jerry Dufresne)

Spring cleanup has been completed, boat launch grass mowed and dock is very sturdy

Bingo Chairman: Jack Pirzl

Looking for volunteers for kitchen help (5:00pm – 7:00pm) and floor workers (7:00pm – 10:00pm). Attendance is up and down. Bingo format was changed to try to increase profits. Payout now depends on the number of players.

Fundraising: Laura Koropatkin

The fundraisers held during the year were a boating class which profited \$190.00, sweatshirt & hat sale profited \$190.00. Chris German introduced himself and offered to volunteer his services for fundraisers or other activities that need help. Thank you Chris, your offer is much appreciated.

Environmental Chairman: Diana Murray

An environmental team is conducting a survey to determine if a species of fish called grass carp, which is a bottom feeder that eats weeds and algae will benefit the lake. Research to continue

Newsletter: Kay Warren

Newsletter is holding its own by selling ads. The cost to print it and send it out to the association members is not coming out of the budget. Looking for articles and stories to put into the newsletter. A suggestion was made to collect e-mail addresses to send out reminders; Andi Donovan volunteered to collect the e-mail addresses. A paper was passed around to begin the process. Thank you Andi for your continued efforts

Correspondence:

Very little over the year

Old Business:

David Provencher wants the ditch that runs along his property to be cleaned out. This issue has previously been researched through the town records and was determined that the association does not own the property. Mr Provencher has also contacted the state who has told him they are not responsible for the property either. Mr Provencher thinks that since the association cleans out the basin at the end of the ditch, (as it does for all basins located within the Lake Chaffee community) they should also clean out the whole ditch. It has been indicated to Mr. Provencher by the board of directors that he should solicit volunteers from the association to assist him with this project. A question was asked concerning the stream that runs along the property located at 14 Lake View Dr and if the association owns that property, it was stated that the association has no property rights to the natural flow of water.

New Business:

It was recently brought to the board of director attention that because the Lake Chaffee community is within a wetland that no work can be done within 100ft of the water without a permit from the inland/wetland committee. This information was shared with the association members present at this meeting. A concern was brought up about noise pollution, it was stated before the hour of 8:00am and after 10:00pm it should be relatively quiet in the community. If there is an issue with fireworks, call the state police. Protocol for the election of new officers/board of directors was talked about. It was asked how proxy votes are handled, it was stated that the board has never allowed them. The issue will be researched. A suggestion was made that if anyone was interested in running for a position on the board of directors to contact Bob Layton, so he can put something on the website.

Delinquent taxes continue to be collected, almost \$6,000 to date. Rich Rodrigue made a motion that the back taxes collected until Aug 8, 2007 be put into the road maintenance fund to grade and aggregate Ashford Dr, Westford Dr, Union Dr, Maple Dr, and other roads that need repair Pauline Backhaus seconded All in favor, 1 opposed **Motion Passed**

A discussion was had concerning home businesses. In the May newsletter, it was explained the concerns the board of director is up against. The board was asking the membership for their ideas, suggestions and how they feel about this issue. The following comments were made by those present: Small non-evasive businesses are ok, any open business that has been open should remain open, going forward, membership should vote with guidelines put in place, if the type of business would benefit the community, the board did the right thing in asking the town not to issue an more permits, other covenants not being enforced, what about them, by-laws need to be revisited, the Town of Ashford should be the frontline and the LCIA should be the second line. Tom Coville made a motion that all businesses open as of 6/24/07 remain open Ed Chisholm seconded 8 abstain All in favor **Motion passed** Dick Ide made a motion that the Board of Directors contact the Town of Ashford and request that they not issue any more business permits Conversation was had No one seconded **Motion Denied**

A question was asked as to how much land is needed to build a house, are there any existing restrictions? It was stated that there needs to be a 75ft variance for a well and septic system. Missy Almquist made a motion that there is a 2 acre limit to build. Conversation was had No one seconded **Motion Denied**

Meeting adjourned at 5:00pm

D. Coulombe
Secretary

Date Approved

Treasurer's Report as of

6/1/07

INCOME	Actual As of 8/1/06	Treasurer's Approved 2006-2007	As of 6/1/07
Association Taxes	29,685	30,000.00	28,555.00
Past Due Assoc. Taxes	2,500	1,000.00	2,492.00
Penalties	435	2,000.00	1,366.29
Interest	38	120.00	56.69
Donations	400	400.00	596.00
Rentals	0	0.00	300.00
Bingo	3,236	4,000.00	5,376.94
Sealed Tickets	922	1,000.00	645.96
LCIA Fundraisers	460	350.00	380.00
Fish Donations	0	50.00	
LCIA Fund (Bazaar)	400	600.00	840.00
Newsletter (Ads)	700	800.00	
Road Bond Money	500	0.00	500.00
Web Site	25	0.00	
Total Income	39,501	40,320.00	41,108.88
EXPENSES	Actual 8-1-05	Approved 8/1/06	as of 6/1/07
Building Maintenance	3,193	3,500.00	2,185.30
Utilities	5,275	5,500.00	4,060.58
Office Expenses	690	650.00	585.49
Postage	339	450.00	47.20
Road Maintenance	11,650	*27,000.00	2,926.77
Insurance	8,232	8,500.00	8,973.72
Honorariums	800	850.00	
Contingency	0	200.00	
Audit	0	0.00	
Legal	0	500.00	35.00
Recreation	0	300.00	
Beach Maintenance	1,048	1,000.00	562.16
Lake Maintenance	100	300.00	200.00
LCIA Fund	400	600.00	
Lake Maint. Fund	500	500.00	
Fish Fund	0	200.00	
Return Road Bond	0	500.00	
Newsletter	635	700.00	117.00
Web Site	500	100.00	36.00
Total Expenses	33,162	51,350.00	46,018.82
Starting Balance	14,889		14,839.89
Income to date			41,108.88
Total			55,948.77
Expenses to Date			46,018.82
Income/Expenses Total			9,929.95
FUNDS AS OF	8/1/06		6/1/07
Checking	8.57		2,082.45
Savings	14,113.2		7,847.52
Total	14,121.77		9,929.95

FUNDS	as of 8/1/06	as of 10/1/06
Lake Maint.	17,007.33	17,070.83
LCIA (Bazaar Fund)	5,260.74	3,913.03
Recreation	511.21	512.07

Tax Assessment
\$125.00

* (Note: \$11,000.00 from prior year)

ATTENDANCE

6/24/07

- | | |
|--------------------------|-------------------------------------|
| 1 John Ruiz | 3 Amidon Dr. |
| 2 Deb Coulombe | 48 OLD TOWN Rd. |
| 3 Lorna Kingstun | 4801STOWN Rd. |
| 4 Tom MARTIN | 139 LAKEVIEW DR |
| 5 Kay WARREN | 31 AMIDON DRIVE 487-3744 |
| 6 Doug BAILLY | 15 DEERFIELD DR. |
| 7 Joshua BAILEY | 15 DEERFIELD DR |
| 8 Pauline Boerhaas | 4 Perch Dr |
| 9 Shannon Sherman | 5 OAK DR. |
| 10 Cheryl Daignault | 58 Westford Drive |
| 11 EUGENE BAILEY | 54 ASHFORD DRIVE |
| 12 Wladimir | 267 FERENCE Rd. |
| 13 Ed Chisholm | 62 Westford drive |
| 14 Rene Fontaine | 17 circle Drive |
| 15 Brenda Christolm | 62 Westford Dr. |
| 16 Jill M. Blouquette | 70 Lakeview Dr. |
| 17 Caesar Barros | 77 Lakeview DR. |
| 18 Anita Fontaine | 17 circle Drive |
| 19 Tom Couille | 23 LAKEVIEW |
| 20 Bev + Chris German | 17 Lake View |
| 21 Jeff Schröder | 6 LAKE view |
| 22 Agnieszka Szymczak | 37 Lakeview |
| 23 Erik Samicot | 37 Lakeview |
| 24 Ellen Lynda James | 10 Lakeview DR |
| 25 Ralph Gray, Jr | 14 Lakeview Dr |
| 26 Mr & Mrs Steven Young | 56 Squirrel Hill Dr |
| 27 Sandra D. H. Young | 41 Lake View Dr. |

ATTENDANCE (CONT.)

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|------------------------|---------------------|
| 29 Kenneth Jones | 10 Armitage Court |
| 30 [unclear] | 25 Lakeside Drive |
| 31 [unclear] | 35 Ference Rd |
| 32 Betty J. [unclear] | 23 Shorefront Dr |
| 33 Marion Vidal | 68 Old Town Rd |
| 34 [unclear] | 56 Old Town Rd |
| 35 [unclear] | 115 Lalaner Dr. |
| 36 [unclear] | 129 Lake View Drive |
| 37 Deborah [unclear] | 113 Lake View Dr. |
| 38 Ruth [unclear] | 19 Amidon PR |
| 39 [unclear] | 131 Lakewood DR |
| 40 [unclear] | 100 Lakeview Pr |
| 41 [unclear] | 97 Lakeview Dr. |
| 42 [unclear] | 59 LAKEVIEW. |
| 43 [unclear] | 59 Lakeview DR. |
| 44 Shelly D. [unclear] | 25 Westford DR. |
| 45 [unclear] | 84 Lakeview Dr. |
| 46 A. [unclear] | 1 Maple Drive |
| 47 [unclear] | 10 Amidon Drive |
| 48 [unclear] | 7 Lakeview |
| 49 Gerald E. [unclear] | 87 Lakeview Drive |
| 50 Jason [unclear] | 5 oak drive |
| 51 | |
| 52 | |
| 53 | |
| 54 | |
| 56 | |
| 57 | |

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