

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
GENERAL MEMBERSHIP MEETING  
SUNDAY, JUNE 27, 2010  
CHAFFEE HALL – 2:00 PM

Acting President Kay Warren called the meeting to order @ 2:10 pm noting that there was a quorum.

**Member in attendance:** See list

Kay Warren thanked everyone for attending and noted that there were many new faces in attendance. Kay asked board members to introduce themselves to the members in attendance.

**Secretary's Minutes:** Pauline Backhaus motioned to accept the Secretary's minutes of August 16, 2009; Diana Murray seconded. Motion passed with 8 abstained.

**Treasurer's Report:** Kay explained to those in attendance:

- Jack Pirzl asked to be released of the Treasurer's position after 30+ years of this responsibility
- Jack continues to take care of the Bingo and Kitchen accounts
- Brenda Chisholm balances the two other accounts
- Kay is doing the books
- We need a new Treasurer, Is anyone interested? Please contact Kay Warren 487-3744

Kay asked for a motion to accept the Treasurer's report as written; Laurie Layton motioned to accept, Seconded by Pauline Backhaus; so passed.

**Chairman Reports:**

**A. Road Report:**

- The roads were graded earlier this year, they are holding up well.
- We hope to finish paving Armitage Court after the budget meeting in August if money is available.
- Sandy noted that there is a rock popping up on Maple Drive; Gerry thinks he can take care of this, if not he will call Hipsky.

**B. Constable Report:**

- There has been some vandalism happening around the lake. Mailboxes have been knocked over; Gerry has a suspicion of who is doing it.
- Road sign at the corner of Pine Hill and Lakeview Drive was removed. (Kay reported a truck backed into the sign during the winter, it was not due to vandalism.)
- Paddle boats have been taken from owners, in one case a boat was overloaded and one person, a non-swimmer almost drowned.
- Kari Olson expressed to the members in attendance the importance of being pro-active in our community. Laurie Layton suggested we can have a neighborhood watch just as well as anyone else.
- **If you see any vandalism in our community please contact Gerry Dufresne @ 487-3590 or Kay Warren @ 487-3744. If unavailable please call the State Police.**
- Gerry Dufresne's two sons repainted all the LCIA road signs, a huge undertaking! Thank you to Gerry's two sons for all their time and effort; they did an amazing job!!
- Gerry reported that two paddle boats have been returned to their owners.
- If you are missing an oar, please contact Gerry @ 487-3590, he found one.

- Gerry also found a boat, if you are missing your boat please call Gerry and identify.
- The Kaufmans @ 15 Amidon Drive found a red flotation barrel, if you are missing one or want it please contact them @ 561-4881

#### **C. Beaches:**

- There was a suggestion to put a fence up to identify the boundary lines that separate the homes and Mother's beach. A member said it was difficult to see where the boundaries are.
- Kari recognized Sandy for all the hard work she's done on the Main Beach!
- Gerry roto-tilled the sand at the main beach so when the water washes down to the beach the sand should soak it up. Kay asked Gerry if he wants that job permanently.
- Members noticed fireworks have been going off from Mother's beach. If anyone see's fireworks on any beaches please contact Gerry.
- Swimming lessons will be offered this summer; please see the newsletter for more information or contact Kay Warren @ 487-3744.

#### **D. Bingo:**

- Jack reported the attendance has been pretty good. When we have over 25 people in attendance we make \$25.00 per person. If you enjoy bingo, please come play!
- We also need volunteers to help on the bingo floor. All you need is a pin number from the State of Connecticut which Jack will help you get. You must be a LCIA property owner for six months before you can get a number. Please come help, bingo provides one-third of our budget!
- We are in dire need of kitchen help. Kay informed the members in attendance that if she did not get volunteers by the close of this meeting the kitchen will be closed permanently.
- One volunteer came forward! Thank you to Bobby and Sue Corriveau!
- Kay also had one volunteer come forward @ bingo Saturday evening, Thank you to Mr. Apostle!

#### **E. Fundraising:**

- We do not have a chairperson. Anyone who is interested in doing some fundraising for the lake please come to a board meeting on the second Wednesday of each month @ 6:30 pm.

#### **F. Environmental:**

- Diana reported that it looks like someone is weeding the lake. While out in her kayak collecting water samples Diana noticed fewer weeds. Diana also noticed some weeds that have washed up.
- Diana reminded everyone removing large amounts of weeds at one time will mess up the ecosystem; we need a good habitat for the fish.
- Tom reminded everyone if you see weeds floating on the lake, or washed up on shore, please remove them.
- Diana reported July 12<sup>th</sup> through 18<sup>th</sup> is Lake Awareness week.
- Diana talked about becoming a member of the Connecticut Lake Association.
- We have 18 geese on the lake which is 18 too many for a lake of our size. Coyotes work to keep them away. To purchase them for your property go to [www.coyotes.com](http://www.coyotes.com)
- Water test results are posted at the hall, at the main beach and on the website @ [www.lakechaffee.org](http://www.lakechaffee.org)
- Diana said she may be re-locating at some time in the future so we may be in need of an Environmental Chairperson.
- Diana reminds everyone please don't let your children dive or jump off boats. There are tree stumps, large rocks and even gas powered motors on the bottom of the lake! It can be very dangerous in the shallower parts of the lake!!
- Diana also wants people to know as Environmental chairperson her interest is the preservation and health of the lake, she is not here to fight with people about issues.

- Diana thanks Tom Martin's mom for taking her out in the power boat to collect water samples when the weather was too cold for kayaking.
- The board has been very aware of the weed issue at Lake Chaffee. The problem the board faces is a monetary one. With a budget of \$30,000 per year we don't have a lot of options.
- Chemicals are expensive and we are a part of Willimantic Water Shed. We would need DEP permission which is not likely.
- AcquaCleaner is a great system, but again very expensive for the lake as a whole. Individual homeowners can also take advantage of this system.
- What you put on your lawn makes a big difference in our weed issue; all this stuff runs down the lawns and into our lake.
- A suggestion was made to use a barrier of native plants or rocks instead of concrete.

#### **G. Newsletter:**

- Kay needs someone to take over the newsletter; she would like to have a monthly newsletter.
- Anyone who would like to receive the newsletter by e-mail please provide your e-mail address. This would reduce operating costs.
- Laurie Layton reminded everyone the newsletter is not self supporting, we need advertisers. A business card size ad is \$25.00.
- The newsletter is usually available on the LCIA website @ [www.lakechaffee.org](http://www.lakechaffee.org). A member commented that Bob Layton does an excellent job on our website, we all agree!!

#### **Correspondence:**

- Kay explained to the membership that the board has been working on removing the trailer from 42 Union Drive since last fall.
- At one time there was a house @ 42 Union Drive; tragically it was lost in a fire.
- The trailer was placed on the property as a "temporary" living arrangement until the homeowner could rebuild.
- Trailers are not allowed under our by-laws so when the homeowner moved out and began renting the trailer the board took action.
- The board took the property owner to court and the trailer has been removed.
- LCIA will recover litigation fees and back taxes when the property is sold in July.
- Kay read the letter from our attorney regarding 42 Union Drive.

#### **Old Business:**

On Friday evening June 25<sup>th</sup> Lake Chaffee held a catered dinner at the Chaffee Hall. Sneakers catered the full course dinner @ \$5.00 per person. Nineteen people attended, a great time was had by all. People suggested having this once a month; there is a possibility of doing another one in July.

Ralph Sherman suggested perhaps Sneakers would be interested in catering on Saturday evenings during bingo; something we should look into if we can't get enough kitchen help.

#### **New Business:**

- Delinquent Taxes:** Two years ago the outstanding balance was \$26,000 Kay now has that down to \$7,500! Great job Kay Warren!!
- Increase in Taxes:** If people want Kay to begin the process of increasing our taxes she will; it is a long process and takes time. Kay will have to go to the State Legislature to increase our taxes, anyone who would like to help with this process please come forward.

***\*Pauline Backhaus motioned to have Kay Warren begin the process to raise the taxes at Lake Chaffee Improvement Association, Inc.; Seconded by Emery Bonvouloir, motion passed.***

There was a concern by one of the members that we would be going to “home rule”. The board assured all members that we are not looking to change to the “home rule” we are only looking for an increase in our taxes.

- C. **Teenage Recreation:** Sandy and Kay met with some of the teenagers at the main beach regarding the recent vandalism. One of the complaints from the teenagers is that there is nothing for them to do here at the lake. Some suggestions that members came up with involved using the Chaffee Hall; unfortunately our hall can only be open 60 times per year of which bingo takes the majority of that.
- D. **Dam/Valve Project:**
- Kay made it very clear to the members that there is nothing wrong with the dam.
  - Our problem is with the valve that controls the release of water.
  - Ralph Sherman explained to the members that the valve could be opened but may not be able to be closed. If the valve were not to close, the lake would drain.
  - We ran into some legal snags, we don't own the land to gain access to the valve, have to get permission to gain access to the dam/valve
  - Kay explained to the members that it was a big decision not to lower the lake last year after we promised to lower it.
  - We are making progress with this issue; we have sent the job out for bid and will be reviewing those bids at the July 14, 2010 board meeting.

A question was asked about the money for this project. Kay explained that we have money in the lake Maintenance Account that we hope will cover the cost of this project. Another member asked if additional money donated would be a tax donation, therefore tax deductible; Kay suggested they check with their accountant.

Emery Bonvouloir asked if we could just send a letter out to ask for donations. Kay explained it would cost approximately \$200.00 to get a mailing out to everybody in the community. Emery offered to pay for this mailing. *Thank you Emery!!* Another member also offered to put an ad in the mailing for her business to help defray the cost of the mailing. Thank you!!

Meeting adjourned at 3:50 pm

Respectfully Submitted,

Brenda Chisholm,  
LCIA Secretary