

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
GENERAL MEETING MINUTES  
JUNE 26, 2011

President Ivan Wasko called the meeting to order @ 2:09 pm.  
Ivan introduced all officers and board members to the general public in attendance.

**Acceptance of Secretary's Minutes of the October 24, 2010 Budget Meeting:** Kari Olson motioned to accept the Secretary's minutes as amended, seconded by John Mayer; motion passed with one abstained.

- Correction to minutes: Under Bingo Report it should read "October 30, 2010 **was** the last night of bingo"

**Treasurer's Report:** No Treasurer's Report

**Chairman Reports:**

- **A. Road:** Jerry reported some of the roads need grading however we have no money. We can use "road chippings" from the transfer station to fill in pot holes; Dan Cole has volunteered to use his dump truck for this as long as we have volunteers to help fill in the holes. Once budget is passed in August we will see what we can get done.
- **B. Constable:** Jerry reported there have been dune buggies using the side roads but he has not been able to catch them. Nancy Blackmer is working on getting a "block watch" started in our community but needs a volunteer from each street to be a captain. While Nancy is working to officially get a block watch started we urge everyone to be diligent about our surroundings. It is especially important to please keep your cars locked! Ivan also suggested getting the phone numbers of the neighbors that you can see from your own house. You are familiar with the comings and goings of those neighbors and are more likely to know if something is out of the ordinary.
- **C. Dam/Valve:** *First and foremost, Ralph has been working on this project for two years; it has been a full time job, Thank you Ralph!!* Ralph reported he had 8 contacts from the ad placed in the Hartford Courant. A special Thank you goes out to Kari Olson for donating the funds to pay for the weekend ad!! Two of the contacts placed bids for the job; both are beyond our capability to pay. One member asked what happened to "Hayward Construction" and Ralph explained that it was Hayward Construction's decision not to move forward with the project after taking a closer look at the valve. John Mayer asked if we could take a loan, we don't have enough money to make the monthly payments on a loan.  
The issue with many lake front property owners is the weeds; your home is your principal asset and it has value because of the lake. We are decades behind other lakes; they collect \$450-\$600 per year. Road maintenance takes a good portion of our budget; we can't get things done that need to get done.  
Marisa is trying to help us get a study done thru UConn to know exactly what we need to do to repair the valve/dam, John asked if we needed to appropriate money for the study; a donation list for the Dam/Valve Project was sent around. Many people signed up to donate money!
- **D. Environmental:** Water testing will be done in July. No dumping chippings in waterways!  
*Motion was made and seconded to publish information on the Lake Chaffee website for an educational campaign to preserve our Lake with Marisa Chrysochoous' help. Marisa will draft an educational checklist. Motion passed.*
- **E. Beach:** Perry has been helping a lot at the beach. Ralph Graizola has been mowing the beach often. The picnic table at the beach was flipped; Sandy Moquin, and Sarah & Sebastian Szymczak flipped it back. Sandy would like see tags or stickers for use of the beach by Association members. Ivan wants to rebuild the boat dock at the boat launch as soon as he

and Jerry can get together, needs volunteers. Needs to purchase four wheels @ approx. \$30 each.

Ivan rebuilt the benches at the main beach with the help of Art Apostol and Terry; they came out beautiful! Thank you all!!

- **F. Fundraising:** The barbecue brought in \$312.00 plus \$100.00 donation! Thank you to Ivan Wasko and Gay Leedie for all their hard work!!

The tag sale raised \$584.55 plus \$150.00 donation!! Wow!!

The rest of the stuff will be taken to the Mansfield Drive-in and sold there. Not enough traffic here. Lots more ideas needed.

*There was a singer sewing machine donated to the tag sale, we need the power cord & foot pedal; if you donated this machine and have the power cord & foot pedal please contact any board member. Thank you!*

Some ideas:

Wine tasting, poker run, scenic calendar, logo contest, t-shirts, grocery gift card raffle, casino bus trip, and haunted house at Halloween just to name a few.

### **Correspondence:**

- Our biggest news is the improvements that will be happening to the Lake Chaffee Hall. The building sustained a lot of water damage over the winter and an insurance adjuster met with Ivan. The roof, interior walls, ceiling, doors, half of the floor and possibly more will be replaced. It is possible once they get into improvements they may find the exterior walls are rotted and need to be replaced; that is covered but the siding would not be.
- Ivan needs to be congratulated for not only getting this done but also for getting our septic tank in working order! Ivan climbed into the septic tank.....not a job for the weak at heart....and made the necessary repairs. We can also thank Bob Divito and Ralph Sherman for being there to help Ivan. We are now waiting to have a high water alarm system installed and then we can have Highland district come out and approve our holding tank.
- Also, Ivan would like everyone to know we have a "community garden" located at the Chaffee Hall. The garden is for anyone to tend to and help themselves to. Thank you Ivan for getting this started!

**Old Business:** Pauline Backhaus wants to know what we have done to raise taxes. The board responded to Pauline the person that was going to take that project on is no longer an active participant. We are printing new tax bills and putting a "donation box" on the bill. A committee needs to be formed to go to legislature to request an increase in our taxes.

**New Business:** Ivan is working on a new contract for plowing; he doesn't want a repeat of last year.

**Treasurer's Report:** First, Ken would like to say he is humbled giving a Treasurer's report with Jack Prizl in the room!

Pauline would like to know what happened with the Bazaar fund money; Ken told her it was put into the Lake Fund account as requested by the Bazaar Committee.

**We received a donation of \$1,000.00 from Dennis & Amelia Flaherty; a very big Thank you!!!**

Ken made a map of LCIA with names, addresses and lot #'s on the map, beautiful job Ken!!

Ken reported we have \$2400.00 which should get us through August, 2011.

The bingo sign was brought up, *Jerry Dufresne motioned to remove the sign stating LCIA has bingo every Saturday night; seconded by Ralph Sherman; motion passed.*

Meeting adjourned @ 4:00 pm

Respectfully Submitted, Brenda Chisholm, LCIA Secretary

# L.C.I.A. TREASURER REPORT

## 25 JUN 2011

1Aug-31Jul

Tax=\$125

### \*\*\*\*\* INCOME \*\*\*\*\*

	Budget '10-'11	ACTUAL YTD	[Actual ('10-'11	('08-'09)	('07-'08)
Taxes	32,000	27,350.00	[	27,000	29,331
Past Tax + Penalty	7,000	2,617.52	[	885	3,358
Donation	300	1,430.00	[	330	400
Interest + From Other Acnt	20	5,238.25	[	70	118
Rent	0	150.00	[	0	0
Bingo + Kitchen	0	2,119.45	[	7,127	5,309
Sealed Ticket	0	318.05	[	653	771
Fund Raise	100	312.00	[	455	290
Fish Donation	100	0.00	[	0	320
Bazaar	0	0.00	[	0	2,083
Newsletter + Web	0	0.00	[	400	205
Road Bond & Other	0	80.76	[	500	1,000
<b>TOTAL &gt;&gt;</b>	39,520	39,616.03	[	37,420	43,185

### \*\*\*\*\* EXPENSE \*\*\*\*\*

	Budget '10-'11	ACTUAL YTD	[Actual ('10-'11	('08-'09)	('07-'08)
Building Maint.	4,000	1,845.33	[	2,331	1,353
Utilities	4,000	4,571.89	[	5,867	4,437
Office Expense	800	131.61	[	287	779
Postage	400	472.48	[	54	292
Road Maint.	13,000	20,282.76	[	15,966	21,400
Insurance	9,000	8,934.76	[	8,857	8,541
Service Reimburs.	850	500.00	[	850	0
Contingency	1,120	0.00	[	0	400
Audit	300	0.00	[	0	0
Legal	500	465.00	[	0	193
Recreation	400	0.00	[	0	0
Beach Maint.	3,000	407.46	[	1,019	1,166
Lake Maint.	500	100.00	[	420	465
Lake Maint. Fund	500	500.00	[	500	500
Newsletter + Web	750	0.00	[	621	261
Fish Fund/Costs	400	0.00	[	0	325
Road Bond & Other	0	38.63	[	4,185	7,954
<b>TOTAL &gt;&gt;</b>	39,520	38,249.92	[	40,957	48,066

### <<<<<< BALANCE >>>>>>>>>>>>>>>> # # # # # OTHER FUNDS # # # # #

1Aug10 Start Balance =	238.63	#			
YTD Income +	39,616.03	#	Checking --9840	-Sealed.Ticket	618
YTD Expenses -	-38,249.92	#	Checking --9010	-Bingo	2,316
( Checking Account --8600 )		#			
New Balance =	1,604.74	#	Savings --0220	-Lake Maint.	22,081
Treasurer: K.G.		#	Savings --6720	-LCIA	2,684