

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

## Lake Chaffee Board Meeting

August 17, 2014

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**Board Members Present:** Ivan Wasko; Kenneth Garee; Tom Martin, Robert Corriveau; Jacqueline Kennedy; Carol Natitus; Kari Olson, Sandra Moquin, Gerald Dufresne, and Steve Spangle; Alternates; Dan Rackliffe, Jeff Cosman, Kathy Little.

**Public in Attendance:** Attendance sheet showed 28 individuals

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1. **Call to Order:** Ivan Wasko called the meeting to order at 2:15 pm.

2. **Approval of Minutes:** Gerald Dufresne made a motion, seconded by Robert Corriveau, to accept the minutes as corrected. The motion passed without objections.

3. **Acceptance of Treasurer's Report:** Ken Garee presented the report. LCIA spent \$3,028.38 more than was generated by revenues. This was better than the budgeted loss of \$9,825. The \$3,028.38 loss was lower than estimated in the 2013/2014 budget. Increased recovery of back taxes, interest, and fees resulted in a loss lower than expected.

Gerald Dufresne made a motion, seconded by Robert Corriveau, to accept the Treasures report. The motion passed without objections.

4. **Presentation of 2014/2015 Budget:** President Ivan Wasco presented the 2014/2015 proposed budget. He reported the insurance has been increasing approximately \$800 +/- per year, the plowing contract should remain constant, and the cost of sand increased. Income from recovery of delinquent taxes was estimated by Tom Martin to be approximately \$3,000, which is less than what was collected in 2013/2014. Tax recover will steadily decrease as more and more properties are brought currant. Ivan did not recommend an increased in the tax.

Gerald Dufresne made a motion, seconded by Tom Martin, "to set the tax rate for 2014/2015 at \$125." The motion passed without objection.

Ivan pointed out at a tax of \$125, decreasing tax recovery, and donations at the level of the past year, there would be a negative budget further decreasing the LCIA limited reserves. He proposed that a request for donations be included with the tax bill. Members were encouraged to give any amount they felt comfortable giving. There will be three categories that recognize donation categories: Bronze at \$50-74; Silver at \$75-\$99; Gold at \$100+.

General discussion followed regarding budget projections. Concern was voiced regarding earmarking specific donations and reflecting donations in the budget. It

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41 was pointed out donations can be given for any purpose. Very specific earmarked  
42 donations (restricted donations) may not be in line with what LCIA is planning or  
43 practical, and as a result may not be used for years. Specific donations do not  
44 require LCIA to take action.

45  
46 Kari Olson made a motion, seconded by Starr Potts, "that the budget reflect  
47 unrestricted donations under income and restricted donations be shown as a  
48 separate line item." General discussion followed. A vote based on a showing of  
49 hands indicated 13 in favor and 4 opposed. The motion was approved.

50  
51 5. **Approval of the Proposed Budget:** Gerald Dufresne made a motion, seconded by Tom  
52 Martin, "to accept the proposed budget." The motion passed without objection.

53  
54 6. **Remarks by the President:** Ivan Wasko reported there had been an increase in  
55 community involvement and that he would like to see the Hall used more. Input  
56 from Association members will be sought.

57  
58 Gerald Dufresne thanked Ivan Wasko for all his hard work in setting up and cooking  
59 for the pre-meeting BBQ.

60  
61 **Correspondence:** Tom Martin reported he heard from Atty. Cohan regarding  
62 delinquent taxes. Atty. Cohan has not received responses from letters sent out  
63 regarding the delinquent taxes. Tom Martin reported he did not want to take action  
64 against people without giving them every chance. He has been personally calling on  
65 people about their delinquencies. He also estimated we could recover  
66 approximately \$3,000 this year.

67  
68 Bob Corriveau thanked Tom Martin for all his hard work over the past year in  
69 collecting delinquencies for LCIA.

70  
71 Tom Martin made a motion, seconded by Kari Olson, "to move the Lowering of the  
72 Lake agenda item to before the Chairman's Reports." The motion passed without  
73 objection.

74  
75 7. **Lowering the Lake:** Ivan Wasko reported there is no evidence lowering the lake is either  
76 good or bad for the lake but it does allow lake front owners to work on caring for  
77 their lake frontage.

78  
79 Tom Martin made a motion, seconded by Bob Corriveau, "to lower the lake after  
80 Columbus Day weekend." A vote, by a show of hands, indicated 3 in favor and 13  
81 opposed. The motion failed.

82

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83 Kari Olson made a motion, seconded by Carol Natitus, "to lower the lake starting on  
84 or after September 24<sup>th</sup>." A vote, by a show of hands, indicated 12 in favor and 2  
85 opposed. The motion passed.

86  
87 A discussion determining the level the lake should be lowered followed. Last year it  
88 was lowered 54 inches below the top of the dam.

89  
90 Bob Corriveau made a motion, seconded by Kari Olson, "to lower the dam 48  
91 inches." A vote, by a show of hands, indicated 16 in favor, 3 opposed, and 1  
92 abstention. The motion passed.

93

## 94 8. Chairman's report:

95 Dam Chair: Kari Olson reported the owner of the property abutting the Dam did not  
96 object to the removal of the tree that is growing near the Dam.

97

98 Environmental Chairman: Ralph Sherman stated the lake test results were very  
99 good indicating levels well below what is considered acceptable by the State. The  
100 lake is exceptionally clean.

101

102 A general discussion regarding dredging the lake followed. Gaye Leede stated before  
103 dredging could be seriously discussed land must be found where dredging material  
104 can be disposed. It was suggested the website be used to attempt to find this land.  
105 Ron Holmes stated he had land that could be used if there were no environmental  
106 issues.

107

108 Constable: Not in attendance at this time. Ivan Wasko reported in his absence. He  
109 reported there were several break-ins recently. The package store was vandalized,  
110 tires were slashed at a house on Union Drive, and a house had been broken into on  
111 Lakeview Drive. All incidences occurred on the same night. Association Members  
112 were encouraged to lock their houses and cars.

113

114 Beach Chair: Sandra Moquin provided a written report, read by Ivan Wasko, which  
115 is attached.

116

117 Road Chair: Ivan Wasko reported the work to Union Drive has been finished at a  
118 cost of \$2,900. 57. The work was done by Doug Hartman. Ivan has someone  
119 interested in doing community service. Gerald Dufresne will check into the  
120 possibility of obtaining extra chippings from the Town of Ashford.

121

122 Hall Chairman: Ivan Wasko reported the A/C had been repaired. It had frozen up  
123 from lack of use. The cost of parts: \$19.10. Labor for the A/C and prior repair of the  
124 heating system: \$125.00.

125

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126 9. **Old Business:** Ken Garee stated the fiscal year has ended and the books should be  
127 audited. LCIA cannot afford to hire an outside accounting firm. An Audit  
128 Committee needs to be established which would not include Board Members. Susan  
129 Corriveau, Kaye Leede, and Linda Parent volunteered. A tentative time of 6:30 pm  
130 on Wednesday, September 17, was indicated.

131  
132 Replacement signs for the two islands, boat launches, Main Beach, and Mothers  
133 Beach will be installed. It was noted previous signs on Mothers Beach had been  
134 removed by an unknown party. It was also noted a number of personal items are  
135 regularly left on Mothers Beach resulting in a liability issue for LCIA. Letters have  
136 been sent and a date set for the removal of personal items on this beach.

137  
138 There is no Chairman for Mothers Beach. Sandra Moquin indicated she would  
139 consider becoming chairman.

140  
141 Ralph Sherman reported the Town of Ashford has not yet approved new Zoning  
142 Regulations. The proposed regulations include a section allowing Wind Towers. He  
143 hopes the public will have some input on these regulations. A major concern is the  
144 effect of what is known as Infra Sound. This is thought to be a high frequency sound  
145 wave that cannot be heard by the human ear, but reported to have an adverse  
146 impact on how people feel. At this time there is no solid evidence that it exists.  
147 However, it is the basis of several law suits against existing wind towers. The next  
148 meeting will be September 8, 2014, at 7:00 pm.

149  
150 10. **New Business:** There was no new business.

151  
152 11. **Adjournment:** Susan Corriveau made a motion, seconded by Bob Corriveau, “to adjourn  
153 the meeting.” The motion passed without objection. The meeting was adjourned at  
154 4:38 pm.

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156

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Beach Report

8/17/2014

- 1- No Buoys this year due to the horrible condition of the plastic buoys and rope.
- 2- New Buoys should be purchased next (quotes underway) year + the beach Chair person wishes to run a fund raiser for the main beach.
- 3- The Beach Chair person will consider maintaining mother's beach ~~up~~ in the future depending upon present plans for that beach.
- 4- The dock needs a ladder and would like to <sup>have</sup> purchased a used port ladder. The old ladder is slippery + hard to install. <sup>It is</sup> Presently in storage. hence that is why it is in shallow water.
- 5- Continue fishing drinking + leaving debris on the <sup>main</sup> beach - has been on going. Presently there has appeared to be a dirty + used diaper ditch - leaving up to 4 diapers per visit.
- 6- 4 mounds have been done voluntarily + 4 mounds done paid for by myself at \$10/mound.
- 7- Volunteers always appreciated for raking the leaves + water's edge mucking.

Respectfully  
Submitted by  
Andrea Meyer

<b>L.C.I.A. TREASURER REPORT</b>			<b>YEAR END</b>		
<a href="http://www.lakechaffee.org">www.lakechaffee.org</a>			YEAR = 1 Aug'13 - 31 July'14		
P.O. Box 231, Ashford, CT 06278			TAX = \$125		
<b>***** INCOME *****</b>					
	Budget '13-'14	Past Month	Total YR		( '12-'13) ('11-'12)
Tax	27,125		25,750.00	Past	26,250 27,350
Past Tax + Int. + Fees	500		5,336.73	Years	5,076 896
Donation	1,800		3,200.00	Totals	2,437 2,734
Rent	500		325.00	[	350 0
Fund Raise	500		147.00	[	159 645
Newsletter + Website	150		0.00	[	300 375
~	~		~	[	~ ~
~	~		~	[	~ ~
Interest + Other Acnt	10		10.06	[	9 12
~	~		~	[	~ ~
Other	90		37.50	[	250 192
<b>TOTAL &gt;&gt;</b>	<b>30,675</b>	<b>-</b>	<b>34,806.29</b>	Past Years	<b>34,831 32,204</b>
<b>***** EXPENSE *****</b>					
	Budget '13-'14	Past Month	Total YR		( '12-'13) ('11-'12)
Hall Bldg Maint. + Septic	1,000		624.97	Past	308 949
Hall Utilities (Elec + Heat)	2,700		1,429.11	Years	2,104 2,745
Office Expense	500		173.34	Totals	511 707
Mail + Postage	500		487.60	[	549 188
Road Repair + Paving	8,000		9,400.00	[	8,605 450
Road Snow Plow + Sand	17,000		14,900.00	[	10,200 9,275
Insurance	8,500		9,141.24	[	8,373 7,881
Service Reimburs./Pay	0		0.00	[	0 0
Legal + Fees	500		506.43	[	1150 272
~	~		~	[	~ ~
Beach Maint. + Recrea'n	600		561.98	[	575 1,035
Lake Maint. + Fish	300		60.00	[	120 90
Lake-Dam Maint. Fund	500		500.00	[	500 500
Newsletter + Website	200		0.00	[	0 0
~	~		~	[	~ ~
Other - Contingency	200		50.00	[	0 100
<b>TOTAL &gt;&gt;</b>	<b>40,500</b>	<b>-</b>	<b>37,834.67</b>	Past Years	<b>32,994 24,192</b>
<b>***** BALANCE * *****</b>					
1Aug '13 Start Balance =	12,119.03		##	### OTHER FUNDS #	##### #####
Year Income +	34,806.29		##	Spcl Checking, SS -960	Misc. Use 515
Year Expenses -	37,834.67		##	LCIA Savings, SS -720	LCIA-Misc. 9,906
( Gen. Fund, SS --8600 )			##		
31 July '14 Balance =	9,090.65	< 31 July '14	##	Lake Savings, SS -220	Lake+Dam 10,978
Treasurer:			##		TOTAL= 21,399