

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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## Lake Chaffee Summer Meeting - August

August 16, 2015

**Board Members Present:** Bob Corriveau, Tom Martin, Kenneth Garee, Kathy Little, Ivan Wasko, Jeff Cosman, Jerry Dufresne, Sandy Moquin, Carol Natitus. Alternates: Gay Leedie

**Public in Attendance:** 24 persons in attendance per sign in sheet

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**Call to Order:** Bob Corriveau called the meeting to order at 2:11 pm and welcomed everyone to the new season.

**Approval of Minutes:** Bob Corriveau read the minutes from the July Board meeting. Gerald Dufresne made a motion to accept the minutes as presented; Tom Martin seconded. The motion passed without objection.

**Approval of Treasurer's Report:** Tom Martin made a motion to accept Treasurer's Report as presented; Gerald Dufresne seconded; the motion passed without objection.

**Presentation of 2015/2016 Budget:** President Bob Corriveau presented the 2015/2016 proposed budget. He reviewed the Income categories and Lauren Layton pointed out that we were missing opportunities with website advertising. Bob responded that Gay Leedie has taken that action item and will be soliciting local businesses for advertising. Bob pointed out that we collected over \$5000 in back taxes this past year and thanked Tom Martin for his hard work in getting that money. Bob reminded us that we can't continue to count on that amount of income from back taxes since they will become harder to collect and at some point we will run out of delinquent accounts.

Bob Corriveau discussed the Expense categories for the coming year. He pointed out that although we do not have a plowing contract signed yet we know that the cost of sand has gone up and the contract may be more than last year. Additionally the beach Maintenance will be higher as we need to put buoys and ropes at Mothers beach and would like to replace the ones at Main Beach.

Tom Martin made a motion, seconded by Toni Guerin to set the tax rate for the 2015/2016 tax year at \$125. The motion passed without objection.

**Approval of the Proposed Budget:** Gerald Dufresne made a motion to accept the proposed budget; Tom Martin seconded. The motion passed without objection.

### **Chairperson's Reports:**

**Environmental:** Ralph Sherman reported that the lake is in pretty good shape. The weeds are topping the water, which is typical for this time of year and it's not too thick. Ralph has seen some pretty big bass so that a good sign. The water tests this summer have been good so far, one more will be taken next week. The geese will be leaving soon so that will help.

## LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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44 **Fundraising:** Kathy Little reported that the LCIA tag sale was held on Aug 2. There were 9 vendors  
45 @ \$10 each. 4 vendors also rented a table @ \$5 each for a total of \$110 in vendor income. We  
46 had donations from Robert Corriveau and Kathy Little that brought in \$16.75 in sales. The total  
47 profit for LCIA is \$126.75

48 The Haunted House planning meeting was held on Aug 13 and there was very poor  
49 attendance; only Kathy, Gay Leedie and one other volunteer. That is not enough participation to  
50 put on a Haunted House. Because they feel it is important to do something for the kids on the  
51 lake, it was decided that a Halloween Party will be held on October 24<sup>th</sup> for all lake residents and  
52 association member's children/grandchildren/nieces/nephews/etc. up through grade 5. Help is  
53 still needed to run the games and activities on that day. Volunteers need to be 6<sup>th</sup> grade level or  
54 above and a thank you activity is being planned for the volunteers following the party. Kathy  
55 advised everyone to watch the website for further details.

56 Gay Leedie said she will be soliciting local businesses for website advertising. She also  
57 encouraged all members to make more use of our website for notices and events.  
58

59 **Main Beach:** Sandy Moquin reported that the main beach has been fairly quiet, but the small fish  
60 are very aggressive. Sandy reports that the dock is missing from the Main Beach and has been  
61 "relocated" to the boat dock, possibly by a large group of party goers. Sandy will need someone  
62 with a boat to help return it to the beach. Tom Martin has agreed to help. A discussion ensued  
63 about what to do in case of large disruptive parties on the lake. It was suggested that members  
64 can call either Jerry Dufresne or the State Police if neighbors are creating a disturbance. We are  
65 reminded that this is a lake community and it is summertime so some parties are to be expected.

66 Sandy asked Gay Leedie to report on her research into the cost of new buoys. Gay found  
67 buoys starting at \$1.80 a buoy, which will come to approximately \$400 for the number of buoys  
68 that we need and about \$100 for enough rope to do both Main and Mothers Beach.  
69

70 **Hall Chairperson:** Ivan Wasko reported that Amerigas was dismissed as our Propane supplier and  
71 their tanks have been removed from the building. This was due primarily to the cost of their  
72 Propane. We will be buying new tanks and shopping around for a better price on Propane.

73 Ivan reminded us that the Hall is available for rent for \$175 or for bereavement use for no cost  
74 for members in good standing.

75 Ivan said that he will be distributing candy at the hall again this year on Halloween. He also  
76 said he would like to host a chicken wing cookoff sometime this year if there is enough interest.  
77

78 **Road Chairperson:** Ivan Wasko reported that the roads were great in the spring and then they  
79 washed out, we filled them and they washed out again and it continues to happen this way. We  
80 will continue to fill the roads until winter and we need to get them graded again before the snow  
81 flies. One of paved roads has a problem; Pine Hill is crowned which creates problems with the  
82 plow not being able to scrape the whole surface. We need to repave that at \$2 per square foot,  
83 which is \$26 per foot of road.

84 Ivan indicated that we have been using the same plow contractor for the past 2 years and he has  
85 gotten better each year. Unless we get other interest shown we will most likely use him again.  
86  
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## LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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88 **Lowering of the Lake:** President Corriveau reminded us that we typically lower the lake around  
89 Columbus Day. Lauren Layton made a motion to lower the lake around Columbus Day and Jeff  
90 Cosman seconded. President Corriveau advised that we first had to vote on whether we should  
91 lower the lake at all. Lauren Layton said she feels we should lower it as it gives property owners  
92 an opportunity to work on their docks and frontage. Blythe Kaufman said she didn't want it  
93 lowered because people want to skate and fish. She felt that it was lowered so much last year that  
94 it was unsightly; it looked like a quarry. A discussion followed that included that a lot of lakes  
95 don't lower every year. There is no science saying it is good or bad for weeds. Quite a few people  
96 work on their property without a problem. It was mentioned that it takes a long time for the lake  
97 to refill in the spring. It was suggested that the lake be lowered on alternate years. Bob Corriveau  
98 asked for a vote by show of hands...Do we lower the lake this year? The vote was 6 Yes, 7 No and  
99 3 abstentions. The lake will not be lowered this year.

00  
01 **Old Business:** No old business

02  
03 **New Business:** Tom FERENCE spoke on behalf of his father, George FERENCE of 341 FERENCE Road.  
04 They believe the lake was not as high years ago as it is today and when it rains a lot they get a lot  
05 of water from the lake on their property. They believe the lake is causing their septic problems.  
06 There is also a problem with the road drainage. Mr. FERENCE indicated that his neighbor was also  
07 having problems due to the water level. Rodney Baylor spoke about his property which abuts the  
08 FERENCE property and stated there is standing water between the houses when we get a lot of  
09 rain. He also feels the water level may be causing his septic problems. Tom Martin explained how  
10 the Dam works and Ivan Wasko explained about the 1x3 boards at the spillway. The board was  
11 removed and the water is below that level. All spring the water has been below the concrete  
12 level. The association has never authorized the use of the boards and has removed them several  
13 times. Mr. FERENCE was asked what it is that he is asking of the association and he responded  
14 they would like the boards permanently removed from the spillway. A discussion followed about  
15 putting up a sign that says not to put boards in or filling the grooves with concrete. Bob Corriveau  
16 stated that we will need to have an engineer's ruling on whether filling the grooves with concrete  
17 will compromise the dam. The board will follow up on this.

18  
19 Gay Leedie asked is anyone was interested in the prospect of dredging. If so she will pursue  
20 locating dumpsites.

21  
22 Ken Garee stated that we need an audit committee of 3-4 people to audit financial books annually.  
23 The audit committee cannot consist of Officers or Board members. There is no specific timeframe  
24 to get this done but it has been close to a year since they were last done. Bob Corriveau thanked  
25 Ken for the good job he has done as Treasurer for several years and asked if we had any volunteers  
26 present who would audit the books. Toni Guerin, Sue Corriveau, and Ron Holmes volunteered.

27  
28 **Correspondence:** No Correspondence was presented

29  
30 **Adjournment:** Jeff Cosman made a motion, seconded by Carol Natitus "to adjourn the meeting".  
31 The motion passed without objection. The meeting adjourned at 3:35

<b>L.C.I.A. TREASURER</b>		<b>RPT.</b>		<b>16 AUG '15</b>		
<a href="#">Lake Chaffee Improv. Assoc., Inc.</a>				YEAR= 1 Aug'15 - 31 July'16		
<a href="#">P.O. Box 231, Ashford, CT 06278</a>				<b>Annual Budget Meeting</b>		
<a href="#">www.lakechaffee.org</a>				<b>TAX = \$---- / YEAR</b>		
<b>***** INCOME *****</b>						
	<b>Budget '15-'16</b>	<b>Past Mon.</b>	<b>TOTAL YR</b>		<b>('14-'15)</b>	<b>('13-'14)</b>
Taxes	25,875	0.00	0.00	Past	25,875	25,750
Past Tax + Int. + Fees	5,500			Years	5,619	5,337
Donation (Unspecified)	5,000			Totals	4,886	3,200
Rent	300				300	325
Fund Raise	300				80	147
Website + Newsletter	150	-			0	0
Int. + Other LCIA Acnts	10				11	10
Other	0	0.00	0.00		1,776	38
<b>TOTAL &gt;&gt;</b>	<b>37,135</b>	<b>0.00</b>	<b>0.00</b>	Past Years>	<b>38,547</b>	<b>34,807</b>
<b>***** EXPENSE *****</b>						
	<b>Budget '15-'16</b>	<b>Past Mon.</b>	<b>TOTAL YR</b>		<b>('14-'15)</b>	<b>('13-'14)</b>
Hall Bldg Maint.+ Septic	2,200	0.00	0.00	Past	19	625
Hall Utilities (Elec+Heat)	1,500			Years	2,183	1,429
Office Expense	500			Totals	193	173
Mail + Postage	500				294	488
Road Repair+Pave+Brush	7,600				5,354	9,400
Road Snow Plow + Sand	17,000				14,838	14,900
Insurance	9,500				9,120	9,141
Service Reimburs. (Pay)	0				0	0
Legal Costs + Fees	500				482	506
Beach Maint. + Recrea'n	2,000				530	562
Lake Maint. + Water	375				270	60
To Other LCIA Acnts	500				500	500
Website + Newsletter	100				0	0
Other - Contingency	200	0.00	0.00		190	50
<b>TOTAL &gt;&gt;</b>	<b>42,475</b>	<b>0.00</b>	<b>0.00</b>	Past Years>	<b>33,973</b>	<b>37,834</b>
<b>##### BALANCE</b>	<b>#####</b>	<b>#####</b>				
1 Aug '15 Start Balance		#	#	<b>## OTHER ACCNTS</b>	<b>#####</b>	<b>#####</b>
with \$350 Specific Donations =	14,014.23	#	#	Spcl. Checking -960	Misc. Use	516
<b>Total Year INCOME +</b>	<b>0.00</b>	#	#			
<b>Total Year EXPENSE -</b>	<b>0.00</b>	#	#	'LCIA' Savings -720	Misc.	9,912
		#	#	'Lake' Savings -220	Lake+Dam	11,502
Gen. Fund BALANCE =	14,014.23	<< 16 Aug '15	#		<b>TOTAL=</b>	<b>21,930</b>
				Treasurer: KG		
2015-08-16.xlsx						