

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

## Lake Chaffee Annual Election Meeting

July 15, 2018

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**Board Members Present:** Mike Panek, Tom Martin, Kathy Little, Jacqueline Kennedy, Carol Natitus, Gerald Dufresne, Bob Corriveau, Toni Guerin    Alternate: Seth Kaufman, Ken Garee, Bobby Guerin

**Public in Attendance:** 22 members in attendance per sign in sheets

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1. **Call to Order:** Mike Panek called the meeting to order at 2:06 p.m.
2. **Approval of Minutes:** President Panek asked everyone to review the minutes of the June 24, 2018 meeting. Typo's were noted on line 41 and 54 and the spelling of Marty Connors name. John Mayer made a motion, seconded by Tom Martin, to accept the amended minutes. The motion passed with 1 abstaining.
3. **Approval of Treasurer's Report:** Mike Panek discussed the Treasurers report with the membership as no individual copies were available. Mike pointed out the tax collection is down from the previous years and that the roads are in the process of being repaired so the funds allocated will be paid out. Bob Corriveau pointed out that the Treasurer's report was not presented last month and approval was tabled until this month. Bob made a motion, seconded by Tom Martin, to accept the Treasurer's report for July with the June report incorporated into the July report. The motion passed unanimously.
4. **Chairman's reports:**
  - Boat Launch:** Jerry Dufresne reported that it has been mowed.
  - Constable:** Jerry reported that it has been fairly quiet. There has been some vandalism at his own house some items were stolen off of his boat.
  - Beaches:** Jean Panek reported that the Main beach sand has been rototilled, the buoys have been put out in the water and the ladder installed on the raft. Jean has received an estimate of \$950 to get the gate fixed. Mother's beach has been rototilled, the buoys were put out in the water and 2 cones were put by the stumps in the parking area to prevent car damage. Jean is waiting on a second estimate for the gate. Kathy Little made a motion, seconded by Carol Natitus, to allow Jean to go ahead with a maximum of \$950 to get the gate fixed, whether for the existing bid or the outstanding one.
  - Charter Revision:** Bob Corriveau reported that Governor Malloy signed our Charter Revision on the last possible date, so everything is final.
  - Dam:** Bob Corriveau reported on behalf of Kari Olson. Kari has hired an engineer to do the report for the Emergency Action Plan. Kari contacted the DEEP to advise them of our status and ask for an extension. DEEP advised her to file what she could, and they would review.
  - Environment:** Mike reported on behalf of Ralph Sherman stating that the water test was completed and the results were excellent
  - Fund Raising:** Mike reported that we have made \$300 in t-shirt sales to date.
  - Hall:** The hall was successfully rented on July 7.

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40 **Roads:** Mike reported that the roads north of the lake have been repaired and graded  
41 and Greg Peck is working on the others. All brush cutting has been completed.

42 **Tax Collection:** Tom Martin advised that he has been working with the lawyer to  
43 collect the oldest past due taxes. He has collected \$6500 so far this year but there is  
44 still a lot left to collect.

45 **Website:** Jacqueline Kennedy reported that the website is about 90% done.

46 5. **Public Comments:** Mike opened the floor to any comments, questions or concerns  
47 from the members present.

48 Liz Provencher commented that Mothers Beach looks great, it is rototilled and  
49 mowed. It is very much appreciated.

50 John Mayer asked if there was a way that we could survey the membership to find a  
51 better time for the summer meetings. Kathy Little reported that the By Laws state that  
52 the By Laws can be amended by a majority vote of the members of the Association  
53 present at any regular or special meeting provided the same have been approved by  
54 the Executive Board at any regular or special meeting of the board and posted on the  
55 signpost of the Association 3 days before such annual or special meeting. The Board  
56 will take this under discussion at the August Board meeting.

57 Dan Rackcliffe asked Mike to give a follow up on the tree that has fallen into the lake.  
58 Mike told the members that he has spoken to the homeowner and although the  
59 homeowner understands it is his responsibility to remove the tree, his insurance  
60 company has denied his claim and it is too big a job for a non-professional. The  
61 homeowner provided Mike with a copy of his homeowner's policy and gave him  
62 permission to contact the insurance company. Mike called on behalf of the LCIA to  
63 report a liability claim; he was provided with a claim number. He also explained to the  
64 insurance company that the homeowner was subject to be fined in accordance with the  
65 LCIA bylaws at \$60 per day. The insurance adjuster contacted Mike on Friday and Mike  
66 provided documentation to them. The insurance company advised Mike to go ahead  
67 and get estimates ready for the insurance company. The Board will discuss the next  
68 steps once we hear back from the Insurance Company.

69 A member commented that there has been a lot of renovations at the lake recently  
70 and asked if there are any zoning laws that apply specifically to Lake Chaffee. Mike  
71 advised that there are no specific laws for Lake Chaffee, the town zoning laws apply.  
72 He did say that the board does have the ability to monitor/inspect any renovation or  
73 new build to ensure that they adhere to the Ordinances or Covenants of LCIA.

74 6. **New Business:** The Board received a request from the Ashford Senior Center inquiring  
75 if we would be willing to donate or lend them our Bingo equipment. No-one present  
76 was confident that we still had the equipment in our possession, we will have to try to  
77 locate it. If we find it would we be willing to loan it or donate it? Or should we keep it  
78 here in case we want to start up Bingo again? It was suggested that we lend it with  
79 conditions, i.e., amount of time it is on loan, return of equipment in same condition,  
80 etc. Seth Kaufman made a motion, seconded by Ken Garee, to lend the equipment for  
81 1 year with written paperwork stating the time and conditions of the loan. The motion  
82 passed unanimously.

83 7. **Old Business:** There was no old business to discuss

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- 84 8. **Correspondence:** Jerry Dufresne received a phone call from a woman in Florida who  
85 said she was working with a realtor regarding lakefront property on Circle Drive. Jerry  
86 advised the woman that Circle Drive was not lakefront and it appeared that someone  
87 may be trying to scam her.
- 88 9. **Election of Officers and Board Members:** The positions to be filled are: President, Vice  
89 President, Secretary, Treasurer, 2 open positions for 3 year term Board Members, 3  
90 open positions for 1 year term Alternate Board members.

## President:

93 Mike Panek nominated by Jerry Dufresne Seconded by John Mayer

94 No other nominations were presented.

95 Bob Corriveau moved to close nominations. Tom Martin seconded.

96 The Secretary cast one vote. Mike Panek was elected President.

## Vice President

98 Tom Martin nominated by Bob Corriveau Seconded by John Mayer

99 No other nominations were presented.

100 Gerry Dufresne moved to close nominations. John Mayer seconded.

101 The Secretary cast one vote. Tom Martin was elected Vice President

## Secretary:

103 Kathy Little nominated by Tom Martin Seconded by Carol Natitus

104 No other nominations were presented.

105 Carol Natitus moved to close nominations. Bob Corriveau seconded.

106 The President cast one vote. Kathy Little was elected Secretary

## Treasurer:

108 Jacqueline Kennedy nominated by Carol Natitus Seconded by John Mayer

109 No other nominations were presented.

110 Carol Natitus moved to close nominations. Bob Corriveau seconded.

111 The Secretary cast one vote. Jacqueline Kennedy was elected Treasurer.

## Director Positions

### 3 Year Term:

114 Marty Connors nominated by Kathy Little Seconded by Seth Kaufman

115 Seth Kaufman nominated by Tom Martin Seconded by Toni Guerin

116 No other nominations were presented.

117 Carol Natitus moved to close nominations. Kathy Little seconded.

118 The Secretary cast one vote.

119 Marty Connors and Seth Kaufman were elected to 3 year terms.

## Alternate Positions

### 1 Year Term:

122 Ken Garee nominated by Bob Corriveau Seconded by Tom Martin

123 Toni Guerin nominated by Kathy Little Seconded by John Mayer

124 Bobby Guerin nominated by Toni Guerin Seconded by Bob Corriveau

125 No other nominations were presented.

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126                        Jerry Dufresne     moved to close nominations.     Tom Martin     seconded.

127                    The Secretary cast one vote for each position.

128                    Ken Garee, Toni Guerin and Bobby Guerin were elected to 1 year terms.

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130                    Jerry Dufresne thanked Mike Panek for doing a great job this past year as our LCIA  
131                    President.

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133                    10.    **Adjournment:** Jerry Dufresne made the motion to adjourn, seconded by Tom Martin.

134                    The meeting was adjourned at 2:58 p.m.