

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Lake Chaffee Annual Election Meeting

August 19, 2018

Board Members Present: Mike Panek, Kathy Little, Gerald Dufresne, Marty Connors Alternates:
Toni Guerin, Ken Garee, Bobby Guerin

Public in Attendance: 28 members in attendance per sign in sheets

1. **Call to Order:** Mike Panek called the meeting to order at 2:16 p.m.
2. Gerry Dufresne made a motion, seconded by Kathy Little to seat the alternate board members. The alternates were seated.
3. **Approval of Minutes:** President Panek asked everyone to review the minutes of the July 15, 2018 meeting. Ken Garee made a motion, seconded by Gerry Dufresne, to accept the minutes. The motion passed with 1 abstaining.
4. **Approval of Treasurer's Report:** Mike Panek asked everyone to review the YTD figures on the proposed new budget sheet as those represented the Year End Treasurers report. A question was raised by a member inquiring as to where the donation from the Pirzl estate is reflected. Mike explained that it was put into a special account to be kept separate from the other funds until it was decided how to use the funds. Another member asked where the funds for the repair of the dam came from and if the \$3600 on the report was any of that. Mike responded that some of the funds came from the special account that is designated for dam repair and some is reflected on the Year End figures. Gerry Dufresne made a motion, seconded by Marty Connors, to accept the Treasurer's report. The motion passed unanimously.

Toni Guerin made a motion, seconded by Bobby Guerin to move the budget discussion to after the chairman's reports. The motion passed unanimously.

5. **Chairman's reports:**

Boat Launch: Jerry Dufresne reported that the boat launch has been mowed and he still needs to fix the dock.

Constable: Jerry reported that it has been fairly quiet until last night. Last night a very loud boom was heard that shook people's windows and whole houses. If anyone knows who did it, please advice that person not to do it again. This is not acceptable and could be quite dangerous. If you know who did it and are not comfortable talking to them, let Gerry Dufresne know and he will talk to them.

Beaches: Jean Panek reported that at the Main Beach a homemade wooden ladder has been attached to the swim platform; thank you to whomever installed it. A member advised us that Walter Rapp installed the ladder. Thank you Walter.

The gate repair has been contracted with Kent Fence for \$959 to install the gate on the existing poles. The repair is scheduled for 2 weeks from now. At Mothers Beach all is well.

Dam: Kari Olson was not present so no report was given

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41 **Environment:** Ralph Sherman reported that 2 water tests have been completed and
42 the results were excellent. We have a bumper crop of weeds this year; likely due to the
43 amount of rain we have gotten. The lake is providing us with good fishing and the
44 water fowl appear to be happy and healthy. Everything looks good.

45 **Fund Raising:** Phil Silverstein reported that he has scheduled the 2nd Annual Fall Kickoff
46 Party for October 6. Flyers will be distributed soon. We are looking forward to a bigger
47 and better turnout than last year.

48 **Hall:** Nothing new to report.

49 **Roads:** Mike reported that the road work has been temporarily halted due to the
50 heavy rain storms we have had. A member asked to add Armitage Court to the list.
51 Mike assured the members that all of the roads are being evaluated and will be
52 repaired to the best of our ability and budget.

53 **Tax Collection:** no report

54 **Website:** no report

55

56 Kathy Little made a motion, seconded by Marty Connors to go back to the Budget
57 discussion for the 2018/2019 proposed budget. The motion passed unanimously.

58

59 **Proposed Budget Presentation:** Mike Panek reviewed the proposed budget in its
60 entirety. Mike reminded the membership that the ability to raise the taxes to \$200 was
61 due to the work of the Charter Revision Committee last year and this year. There was
62 a general discussion regarding the anticipated shortfall, snow plowing, and road repair
63 line items. Gerry Dufresne made a motion, seconded by John Mayer to accept the
64 proposed budget as presented with the \$200 tax rate. The motion passed
65 unanimously.

66 A member asked what the balance of the dam account is and if the dam repair was
67 finished. Mike responded that the balance in the dam account is \$6000 and that the
68 dam repair has been completed. Marty Connors pointed out that the valve will need to
69 be repaired at some point in the future. Marty also informed the membership that we
70 received notification from the State that we had not completed an Emergency Plan for
71 dealing with Dam failure. A member asked if we have one now. Marty and Mike went
72 on to explain that we have hired an engineer to get the plan done and submitted to the
73 State. The money for the Emergency Plan will come from the Dam Savings.

74

75 6. **Lowering of the Lake:** The discussion to lower the lake included the issue with the tree
76 that has fallen into the lake at Maple Drive. Mike has had 2 tree removal companies
77 evaluate the removal and give us estimates. Both companies have stated that the
78 water level would need to be lowered to allow them to do the removal. One company
79 would have to bring in a crane to completely remove the tree from the lake. In order to
80 bring in the crane the tree company would need access from between the 2 houses on
81 Maple Drive, which would require one of the homeowners to remove some trees and
82 bushes. The second tree company would be able to remove the part of the tree that is
83 above the water line but would not be able to remove the whole tree. A discussion
84 ensued that suggested that we could lower the lake to a point where someone can

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85 work on the tree and stop lowering at that point. The Maple Drive residents reminded
86 the board that the tree is a hazard and needs to be removed. Additionally, debris is
87 building up around the tree and causing an odor. Mike assured the residents that the
88 Board is moving forward with the steps to resolve but it does take time to get it done.
89 Gerry Dufresne made a motion, seconded by Kathy Little to not lower the lake unless it
90 is needed to remove the tree. The motion was defeated by a vote of 12 to 8; the lake
91 will be lowered this year. The decision of when to lower the lake followed. Gerry
92 Dufresne made a motion, seconded by Toni Guerin to leave it to the Board of Directors
93 to decide on the time frame of when to lower the lake. The motion passed
94 unanimously.

- 95 7. **Old Business:** The Boat Dock repairs were approved at the July meeting for Ralph
96 Graziola to receive the funds required to complete the repairs. The repairs have not
97 been completed; Mike will follow up with Ralph.
98 Marty Connors has worked at updating the list of current property owners. Marty got a
99 list of owners from the Town of Ashford and has created a complete list of property
100 owners, including name, lake address, mailing address, and phone number. The goal is
101 to add the email addresses to the list. This list will be maintained and used for mailings
102 and tax bills going forward.

103 Phil Cote submitted a drawing for a utility pole on Armitage Court that needs to be set
104 to replace an existing pole to reroute the wires. The board will review the drawing at
105 the September Board meeting and make a decision.

106 Kathy Little advised the members that the discussion regarding the changing of the
107 time and date for the 3 summer meetings did not take place at the August Board
108 meeting as it should have but assured everyone that it would go on the agenda for
109 September.

110 A member advised the board that a street sign is needed at the corner of Armitage
111 Court and Ference Road. Gerry advised us that the street signs was a Boy Scout project
112 that his son did many years ago and Gerry was willing to provide the missing sign.

- 113 8. **New Business:** There was no new business to discuss

- 114 9. **Correspondence:** There was no correspondence.

115 Gerry Dufresne thanked Sharon Apostle, John Mayer and Irwin Kreiger for their efforts
116 in cleaning up the property on Lakeview Drive.

- 117
118 10. **Adjournment:** Jerry Dufresne made the motion to adjourn, seconded by Marty
119 Connors. The meeting was adjourned at 3:30 p.m.

- 120
121 11. **Executive Session:** Toni Guerin made a motion, seconded by Marty Connors for the
122 Board members to enter in to Executive Session. The Executive Session began at 3:33.
123 Kathy Little made a motion, seconded by Marty Connors to come out of Executive
124 Session. Executive Session ended at 3:55.

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LCIA PROPOSED BUDGET

	BUDGET	ACTUAL	BUDGET
INCOME	2017/2018	2017/2018	2018/2019

TAXES	\$30,500.00	\$22,995.39	\$48,800.00
PAST DUE TAXES	\$5,000.00	\$6,556.87	\$3,500.00
DONATIONS *\$4,690.00		\$5,511.96	
RENT		\$350.00	\$350.00
FUND RAISING	\$500.00	\$1,653.00	\$1,000.00
WEBSITE / NEWSLETTER	\$150.00	\$0.00	
INTEREST	\$10.00	\$15.09	
TOTAL	\$36,160.00	\$37,082.31	\$53,650.00

EXPENSE

HALL MAINTENANCE	\$700.00	\$725.00	\$750.00
HALL UTILITIES	\$1,400.00	\$2,105.19	\$2,250.00
OFFICE EXPENSE	\$450.00	\$65.91	\$350.00
MAIL/POSTAGE	\$550.00	\$1,048.66	\$500.00
ROAD REPAIR	\$7,000.00	\$1,752.65	\$12,250.00
SNOW PLOWING	\$15,000.00	\$19,425.00	\$19,000.00
INSURANCE	\$9,400.00	\$9,206.20	\$9,400.00
LEGAL COSTS	\$750.00	\$154.91	\$1,000.00
BEACH MAINTENANCE	\$2,500.00	\$688.01	\$750.00
LANDSCAPING	\$1,400.00	\$700.00	\$1,000.00
LAKE MAINTENANCE/TESTING	\$400.00	\$3,605.00	\$400.00
DAM ACCT FUNDING	\$500.00		\$500.00
WEBSITE/NEWSLETTER	\$600.00	\$115.01	\$250.00
OTHER/MISC	\$200.00	\$225.00	\$250.00
ANTICIPATED SHORTFALL	\$5,200.00		
ROAD IMPROVEMENT FUND			\$5,000.00
TOTAL	\$46,050.00	\$39,816.54	\$53,650.00

LCIA SUMMER MEETING ~~8-10~~¹⁹-2018

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LCIA SUMMER MEETING 8-19-2018

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