

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Lake Chaffee Annual General Meeting

June 23, 2019, Amended

Board Members Present: Mike Panek, Tom Martin, Kathy Little, Carol Natitus, Marty Connors, Gerald Dufresne, Kari Olson, Bob Corriveau, Seth Kaufman, Ken Garee

Board Members Absent: Jacqueline Kennedy, Toni Guerin, Bobby Guerin

Public in Attendance: 24 members in attendance per sign in sheets

1. **Call to Order:** Mike Panek called the meeting to order at 2:08 p.m.

2. **Approval of Minutes:** President Panek asked everyone to review the minutes of the August 19, 2018 meeting. Tom Martin made a motion, seconded by Bob Corriveau, to accept the minutes. The motion passed with 3 abstaining.

3. **Recap of Past Year:** Mike Panek addressed the membership and welcomed the new faces and gave a recap of the past 10 months.

We started the year with a large tree in the lake that had fallen in near the Main Boat Dock. We were able to have it removed and are pursuing restitution from the homeowner. Special thanks to Gerry Dufresne for his help in securing the tree removal company

We were able to replace the gate at main beach in October

We voted, as an association to lower the lake, it was done with the help of Marty Connors and Jeff Cosman.

In late December we established a road repair chairperson, Steve Little. With Steve's guidance we have contracted with Hipsky Construction for grading 90% of the dirt/gravel roads. Work should start within 60 days now that the rains have slowed. We will post a schedule to the website so all will be aware.

The website was completed in March and is now up and running. Thank you to Jacqueline Kennedy for all her work to get this done.

Our second annual Cinco de Mayo party was held and was the second successful event of the year. Thank you to Lise and Phil Silverstein.

We have had several rentals of this hall, that income helps the LCIA. The Board has also appropriated money, \$2300, to freshen up the hall bathrooms. They should be completed in the next 60 days. These funds will be coming from the donation from the estate of Jack Pirzl.

We are on budget for the fiscal year and will be conducting our annual audit prior to the August annual meeting where the new Budget will be set.

Lastly, I would like to thank all of the LCIA Board members present, and not present, for their contribution of time, energy, and commitment to assure the LCIA remains strong. I would like to thank the many members of the community who dedicate time and resources to help the community.

I look forward to continuing on the past progress to make this lake, and its members, proud to live at Lake Chaffee.

4. **Approval of Treasurer's Report:** No Treasurer's report was available for review. Mike gave a recap of the May Treasurers report and advised the membership that there

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43 were line items that were being reviewed. The YTD income is \$45,374 and the YTD
44 expenses are \$45,970. This puts us on budget for the current fiscal year.

45 5. **Chairman's reports:**

46 **Boat Launch:** Gerry Dufresne reported that the Boat Launch has been mowed about
47 once a week. The dock has collapsed from ice and has to be pulled out and repaired.
48 He advised that if you do use the boat launch to stay to the right as the rains have the
49 ground very saturated. The neighbor on the left side of the boat launch is encroaching
50 on the boat launch property. We will hire a surveyor to mark the property and will
51 consider putting up a fence.

52 **Constable:** Jerry Dufresne reported that the State Police were here recently as there is
53 a lot of ATV activity. The State Police will tow your vehicle and issue a fine if you are
54 caught using unregistered vehicles on the roads.

55 **Environmental Chair** Ralph Sherman reported that there is a lot of Spring Algae, mostly
56 due to the torrential downpours we have experienced. Ralph provided the residents
57 with a fact sheet about the Algae in our lake. A copy is attached. Ralph has been in
58 contact with UCONN and a professor there is prepared to do a study of the lake
59 condition. The cost is \$1000. They will also come on your property and look/test for
60 contributors. Bob Corriveau made a motion, seconded by John Mayer, to authorize
61 \$1000 to be included in the proposed budget. The motion was restated by Bob and
62 seconded by John to not only include the \$1000 in the proposed budget, but to also
63 approve the study be done by UCONN. The motion passed with all approving and 1
64 abstaining.

65 Additionally, we need to consider sending out notices next year in February/March to
66 ask people to be aware if the geese are nesting on their property.

67 It was suggested that we consider providing stickers for boats for homeowners that
68 state "Lake Chaffee Resident" and closely monitor all boats that are using the lake.

69 The website could be used to post a notice that if the boat leaves this lake and goes to
70 other bodies of waters it needs to be thoroughly cleaned before entering our lake
71 again.

72 **Fund Raising:** Phil Silverstein addressed the membership...where does the money from
73 LCIA come from? In addition to the taxes we collect we have to do fund raising to help
74 with the cost of beach maintenance and road repairs. We have a great fund raiser
75 coming up and for that I will let Lise Silverstein talk to you. Lise reminded the
76 membership that we have a Craft Fair/Bake Sale/Plant Sale coming up on June 29. This
77 fundraiser is different than our others because it is a public event and we are hoping to
78 get a good turnout from the public. So Lise asked that everyone talk it up and take
79 some flyers and pass them out wherever you go, shopping, visiting, etc. Also we would
80 like anyone who can to bake and donate to the bake sale. And we hope to see you all
81 there.

82 **Hall:** Kathy Little advised that the Hall was rented several times over the past year.
83 The holding tank was emptied more than usual this Spring due to the heavy rains and
84 the fact that the holding tank does take on ground water.

85 **Dam:** Kari Olson reported that Karl Acimovic is working on an emergency preparedness
86 plan for us. It should be complete in a couple of weeks.

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87 **Beaches:** Jean Panek reported that cleanup has been done on both beaches and the
88 port-a-potties are in place at both beaches. Sue Caulkin donated a picnic table which
89 has been put on the Main Beach. The Rototilling has been completed at Mothers
90 Beach. Oak Drive resident Laura Mahon expressed concerns about vehicles parking on
91 the road and said she would be willing to cover the cost of a metal NO PARKING sign to
92 be posted as well as a sign advising residents of the beach rules. The board will discuss
93 with Laura the wording for the sign. Oak Drive resident Liz Provencher asked if there is
94 any contingency for no parking on Oak Drive. Maybe the board could send a letter to
95 the residents to tell them that parking is available at the Hall not on Oak Drive. A
96 lengthy discussion followed about how best to enforce our ordinances, whether we
97 should seek legal counsel, or whether we can just start towing vehicles that are in
98 violation. Bob Corriveau made a motion, seconded by Seth Kaufman, to authorize the
99 president to submit our ordinances to an attorney to review and determine what action
100 or time is needed to enforce them. Discussion followed ..some members feel it is a
101 waste of money to pay an attorney to tell us what our ordinances say, the problem is
102 we don't know how to enforce them. One solution might be to ask the Town Attorney,
103 another solution might be to boot the vehicles instead of tow them although that
104 doesn't get them off of the streets. A letter will be sent to homeowners violating the
105 ordinances and fines will be levied. The fines and towing need to be enforced. Bob
106 Corriveau withdrew his motion. Before the July meeting we will have a plan on how we
107 will enforce our ordinances. We will put a reminder on the website that no parking is
108 allowed on LCIA roads and violators will be towed.

109 **Roads:** We received 4 prices from Hipsky Construction for paved road repair. There
110 are 2 sections on Circle Drive, one on Armitage Court, and one on Ashford Drive. The
111 estimates were \$4000. \$4000 \$4000 and \$6000 for all of the work. One section on
112 Circle Drive was made worse by work that was done on 41 Circle Drive; we are
113 currently trying to get restitution from the Bank that owns the property. Jason
114 VanHorn asked if the grading will take into account the drainage on the roads. There is
115 a problem on Squirrel Hill that was made worse by the snow plow this year. Matt Olson
116 said that Westford Drive is a big problem. Mike reiterated that the grading and filling
117 of the dirt roads should help alleviate some of those problems.

118 **Tax Collection:** Tom Martin reported that there are 77 homeowners who have not paid
119 this years taxes or who are delinquent for years past. There are 10 people who owe
120 more than \$900 and those collections are being sent to the lawyer. Once the claim
121 goes to the lawyer there are additional lawyer fees that the homeowner is responsible
122 for. The other delinquencies will receive a courtesy letter requesting payment.

123 **Website:** Jacqueline was not present. Mike reported that the new website is up and
124 running; please take a look at it.

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126 6. **Old Business:** None to discuss

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- 127 7. **Public Comments:** Tom Martin asked about the Boat Dock across from the Bait Shop.
128 Mike commented that the dock had to come out to remove the tree from the lake. Last
129 year money was approved to have Ralph Graziola fix the dock but it has not been fixed.
130 Before we had to tear it out it was repaired some but was still in bad shape. Gerry
131 Dufresne volunteered to donate some pressure treated wood to build a new doc. The
132 funds for the top of the dock have already been approved. A discussion followed
133 regarding the building of the dock. When things need doing we had had to volunteer to
134 get it done and there is only a small handful of people who are continually
135 volunteering. We need people to volunteer to spend a Saturday afternoon to get it
136 done. We need to get an email list generator to let people know when work needs to
137 be done so they can volunteer. If we can't get volunteers we need to consider hiring
138 someone to do the work.
139 Don Cosman advised the members that to help with the health of the lake those that
140 live on the water may want to consider planting a grass barrier.
- 141 8. **New Business:** A new day and time was discussed for the 3 summer meetings. Several
142 options were presented and the top 3 options are Sunday at 11 am, Saturday at 11 am,
143 and Saturday at 9 am. These 3 options will be presented for vote at the July election
144 meeting.
145 Ann Nollet asked if anyone had any interest in line dancing. She would like to present a
146 casual night of line dancing at the hall on Sunday evenings. The notice was included
147 with the summer newsletter.
148 Kari Olson asked if there was going to be a Boat Parade this year and inquired about the
149 Poker Run. The information is in the summer newsletter. The Boat Parade will happen
150 on July 4 and the Poker Run is on July 27. Anyone interested in being a poker stop
151 should contact Kathy Little at klittlect@gmail.com or 860-268-1105.
- 152 9. **Correspondence:** There was no correspondence to discuss
- 153 10. **Adjournment:** Tom Martin made the motion, seconded by Gerry Dufresen, "to
154 adjourn." The meeting was adjourned at 3:52 p.m.