

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Annual Budget Meeting

August 2020

Meeting Minutes - Draft

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6 **Date of Meeting:** August 16, 2020
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8 **Board Members Present:**

9 Mike Panek, Tom Martin, Martin Connors, Gerald Dufresne, Phil Silverstein, Carol Natitus, Toni
10 Guerin (Alt), Seth Kaufman, Lynn Fontaine (Alt) , Kari Olsen.
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12 **Board Members Absent:**

13 Bob Corriveau, Tom Martin (VP), Kathy Little,
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15 **Public in Attendance:**

16 Toni Guerin, Matt Mattina, Marty Connors, Carol Natitus, Rich Prior, Mark & Lunn Fontaine, Don
17 Cosman (for Jeff), Linda Parent, Seth Kaufman, Brian Motola, Nancy Krist, Evamanda Suomi, Marian
18 Vitale, Len Krimerman, Gerald Dufresne, John & Margaret Saydlik, Ralph Sherman, Kari Olson, Kathy
19 LeBarron, Mike Panek, Phil Silverstein,
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21 **1. Call to Order:**

22 Mike Panek called the meeting to order at 11:06 AM .
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24 **2. Approval of Minutes:**

25 The minutes of the July 2020 Annual Meeting were shared. The President opened the floor to
26 questions or discussion of the minutes of that meeting. No corrections were identified A motion to
27 accept the minutes was made by Gerry Dufresne and seconded by Seth Kaufman. The motion was
28 passed with a voice vote and two abstentions (Kari Olson and Marty Connors).
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30 **3. Presentation of Treasurer's Report.**

31 The Treasurer's report had been passed at the previous meeting, and was not put to a vote.
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33 Mike Panek briefed the attendees on the previous discussions of the Board regarding the challenges
34 caused by the present configuration of Treasurer's duties. The scope of the Treasurer's duties has
35 become too much for one volunteer to handle. This includes constant member turn over, tax bills,
36 arrear taxes, check writing, etc. Based on this, the Board has decided to hire a Bookkeeper to
37 handle the day to day accounting and recordkeeping and put the information on Quickbooks.
38 The Treasurer will be responsible to oversee the book keeper, collect the mail, deposit checks, and
39 respond to requests for information on tax status of properties.
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41 Residents at the meeting expressed concurrence with that decision.
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4. Presentation of the Budget

Mike went on to introduce line by line Budget for the upcoming year.

5. Voting on the Tax Rate

After explaining the proposed Budget for the upcoming year, Mike Panek proposed that the tax rate be set at \$212.00 for the upcoming year. There was a brief discussion, followed by a voice vote which was unanimously in support of that tax rate. There being no nay votes, the tax rate was passed by voice vote.

6. Voting on the Budget

There being no questions, a motion was made by Gerry Dufresne to accept the budget. It was seconded by Don Cosmon, and passed unanimously by voice vote.

7. Chairperson's Reports:

a. Boat Launch and Boat Dock: Gerry had been maintaining the property with mowing and tree cutting. He informed the attendees that the Association was planning to build a replacement for the boat dock on the north end of the Lake.

b. Constable:

- Things have been fairly quiet with the exception of one auto break-in on Lakeview Drive, in which coins and small items were taken. Residents were advised to be alert to the security of their vehicles.

c. Beaches – Main & Mothers: Chair person was not present. Mike Panek reported:

- Portapotties have not been rented due to Covid-19.
- The large gate at Main Beach has been locked to prevent motorcycles from parking inside the gate.
- There was a complaint from multiple attendees regarding leaves and rocks in the water. The idea for a work party to clean up the beach was introduced and discussed but not voted on at this time.

d. Dam: Chairperson informed the attendees that the Emergency Action Plan has been finalized.

- The care of the dam and swale must be treated by the association as an ongoing maintenance requirement. There are several trees that must be taken down, stumps must be removed, and on-going steps taken to remove vegetation.
- It is also necessary to put up No Trespassing signage to prevent residents and non-residents alike from treating it as public property.

e. Environmental Chairperson

- The July water test was good
- Due to the extended dry spell, the lake is down by 6 to 8 inches.
- The weed problem is being exacerbated by the low water level.

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88 • August water testing will be within the next week, weather permitting.

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90 **f. Roads:** Mike told the attendees that he is the de facto chair of the roads.

- 91 • Mike is putting together a map for Hipski showing where grading is needed.
- 92 • He acknowledged the pot hole on Pine Hill, but explained that for some unknown reason,
- 93 black-top paving material has become scarce.

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95 **g. Fund Raising:**

- 96 • Fund-raising has been disappointing because of the restrictions required by the Covid-19
- 97 pandemic.

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99 **h. Tax Collection:**

- 100 • \$7845.00 in back taxes have been collected in recent months.

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102 **i. Hall:**

- 103 • The chairperson was not present, subsequently there was no report.
- 104 • A question was raised by an attendee about Hall rental, and Mike explained that due to
- 105 Covid-19, there is a moratorium on Hall rental, but that will change as soon as circumstances
- 106 allow.

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108 **j. Website:**

- 109 • No report.
- 110 • The website continues to be up and running; postings of Association business continue to be
- 111 made.
- 112 • Ralph Sherman has taken on an oversight role.

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114 **8. Old Business:**

- 115 • Mike talked to Smitty regarding the sale of proprietary merchandise. He was agreeable and
- 116 will not use the Lake Chaffee name without permission.

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118 **9. Public Comments**

- 119 • A resident expressed appreciation of the new time for the Annual Meetings (11:00 AM on
- 120 Sundays) because it allows them to attend more conveniently.

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122 **10. New Business:**

- 123 • The dock at the north end of the lake was replaced by work party of nine residents in one
- 124 Saturday morning.
- 125 • After the successful replacement of the dock at the north end of the Lake, the Association
- 126 will be having another work party to replace the dock at the Boat Launch area. Time/date is
- 127 August 22, at 8:00 AM.

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129 **11 Vote on lowering the lake:**

- 130 • A vote was conducted on the following motion from Marty Connors, seconded by Toni
- 131 Guerin: "Yes, the Association should lower the lake this year". The outcome was in favor of
- 132 lowering the lake:

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- **16** in favor (Matt Mattina, Marty Connors, Carol Natitus, Rich Prior, Donn Cosman, Linda Parent, Brian Motola, Nancy Krist, Evamanda Suomi, Marian Vitale, Gerry Dufresne (x2), Ralph Sherman, Kari Olsen (x2) ,Kathy LaBarron,
 - **4** against (Mark/Lynn Fontaine, Seth Kaufman, John/Margaret Saydlik, Phil Silverstein)
 - **3** Abstentions (Toni Guerin, Mike Panek (2))
 - Mike Panek said that a date would be scheduled and a work party organized to lower the lake.
 - Marty Connors agreed to investigate if the Town of Ashford might help with starting the siphon.

12. Adjournment:

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- Gerry Dufresne moved for adjournment at 12:32, seconded by Kari Olsen, approved unanimously by a voice vote.

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LCIA PROPOSED BUDGET			
	BUDGET	ACTUAL	PROPOSED BUDGET
	2019/2020		2020/2021

TAXES	\$50,264.00	\$35,452.11	\$51,728.00
PAST DUE TAXES	\$3,000.00	\$7,845.96	\$4,000.00
DONATIONS		\$2,023.18	
RENT		\$525.00	
FUND RAISING	\$2,500.00	\$784.00	\$2,500.00
WEBSITE / NEWSLETTER			
INTEREST		\$30.52	
OTHER		\$25.00	
TOTAL	\$55,764.00	\$46,685.77	\$58,228.00

EXPENSE			
HALL MAINTENANCE	\$1,500.00	\$350.00	\$1,000.00
HALL UTILITIES	\$2,250.00	\$2,449.13	\$2,400.00
OFFICE EXPENSE	\$200.00	\$62.00	\$200.00
BOOKKEEPING			\$2,800.00
MAIL/POSTAGE	\$400.00	\$186.00	\$300.00
ROAD REPAIR	\$7,500.00	\$13,188.83	\$7,500.00
SNOW PLOWING	\$16,000.00	\$6,750.00	\$15,000.00
INSURANCE	\$9,600.00	\$9,977.60	\$10,000.00
LEGAL COSTS	\$500.00	\$65.00	\$500.00
BEACH MAINTENANCE	\$1,500.00		\$1,500.00
LANDSCAPING	\$3,000.00	\$2,100.00	\$3,000.00
LAKE MAINTENANCE/TESTING	\$1,400.00	\$105.00	\$2,400.00
DAM ACCT FUNDING	\$500.00	\$500.00	\$500.00
WEBSITE/NEWSLETTER	\$400.00	\$44.00	\$600.00
OTHER/MISC	\$500.00	\$700.00	\$500.00
ROAD IMPROVEMENT FUND	\$5,000.00		\$5,000.00
SEPTIC REPLACEMENT FUND	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL	\$55,250.00	\$41,477.56	\$58,200.00

BANK ACCOUNTS	7/31/2019	7/31/2020	
GENERAL FUND	\$18,921.12	\$21,813.52	
SPECIAL CHECKING	\$9,621.13	\$12,328.76	
LCIA SAVINGS	\$14,890.76	\$14,883.64	
DAM AND LAKE SAVINGS	\$6,810.59	\$3,910.59	
TOTAL ALL ACCTS	\$50,243.60	\$52,936.51	

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