

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Annual Budget Meeting: June 25, 2023 Meeting Minutes - APPROVED

Board Members Present:

Marty Connors (P) Tom Martin (VP) Chris Fyler (S) Phil Silverstein (T)
Gerald Dufresne (R) Carol Natitus (R) Lynn Fontaine (ALT) Mike Panek (ALT)

Board Members Absent:

Seth Kaufman (R) Irwin Krieger (ALT) Kari Olson (R)

Public in Attendance:

Martin Connors, Ginny Connors, Mary Griffin, Linda Roy, Kathleen Bean, Charles Bean, Linda Parent, Carol Natitus, Ralph Sherman, Elizabeth Small, Marian Vitali, Len K, Lynn Fontaine, Phil Silverstein, Mike Panek, Laurie Layton, Sharon Apostol, Chris Fyler, Tom Martin, Rich Prior, Kathleen Powers, Gerald Dufresne, Albert Tilley, Priscilla Prouty, Daniel Philips, Neil Gordon

1. Call to Order: The meeting was called to order at 11:10 a.m. by Marty Connors

2. Approval of Minutes from August 21, 2022 Annual Budget Meeting

Members were given a brief period to read the minutes.

The motion was made by Linda Parent to accept the minutes, seconded by Tom Martin. The motion was passed unanimously by voice vote, 1 abstention.

3. Presentation of Treasurer's Report: Treasurer's Report for May 2023 was submitted and approved during the regular June BOD meeting.

4. President's Recap of the Past Year:

The State of CT required LCIA BOD to change the sequence of our annual meetings to have the budget prepared and submitted by July 1st. Budget had been held in August. In 2024, we may need to have the Budget meeting in May depending on what the State says regarding our Charter. LCIA fiscal year is different than the State of CT. Concern from property owner asking when the May meeting would be since she is only available mid-May through September.

The Town of Ashford and LCIA BOD have been working on the Short-Term Rentals issue that has recently popped up. Having rentals in the community was not favorable with the residents. At present, define primary residence.

Inflation has impacted LCIA for road repair and materials, fuel costs. Insurance has gone up for LCIA. Our insurance covers accidents, etc around LCIA and the dam.

LCIA's Annual meeting in July will be for Elections. Many openings are available for Officer's and for Chairperson's reports. If you are interested or know someone who is interested, please reach out to any Board member. For additional information go to: lakechaffee.net

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43 In the menu, choose Board, then Meet the Board. This will provide the current members and the
44 term expiry dates. Our Election meeting will be held on **Sunday, July 16, 2023 at 11:00 a.m.** for
45 those who would like to join.
46
47

48 **5. Presentation of 2023/2024 Budget and Discussion**

49 Marty provided an overview of the budget which includes LCIA's income, expenses and bank
50 accounts. Briefing on the Budget 2022/2023, Actual as of June 30 and the Proposed budget for
51 2023/2024.

52 Mary Griffin spoke about presenting to the BOD a new playscape one year ago. Mary had proposed
53 events throughout the year including paint parties and barn dances. To date, Mary has raised to
54 date \$3,030. Her goal is \$15k.

55 Phil conveyed we should have collected \$61,000 (taxes, past due taxes and other sources) but only
56 collected \$53,000 for this year. Items under Expenses such as road repair, snow plow, insurance,
57 newsletters, postage all has gone up in price. Based on this, for 2023/2024 the new tax will go up
58 3% or \$6.00.

59 Mike stated that the BOD has gone around every road and made a map of all the pot holes,
60 including Pine Hill and Ashford Dr. These roads have been assessed and is the hands of our road
61 repair contractor. Repairs should be completed after the first of July.

62 Marty spoke to making the main beach user friendly by moving the fence in about 25 feet for nose
63 in parking at the beach.

64 Question from resident regarding the total of delinquent taxes. Phil confirmed as of May 31st, the
65 amount owed is over \$54,000. This amount includes a monthly 18% interest rate. There are only
66 about 10-15 residents that are very delinquent.

67 Liens are placed at \$750. At 3 years, LCIA would go to the Town of Ashford and place the Lien.
68
69

70 **6. Voting on the Tax Rate:** Current rate of \$224 changing to \$230
71

72 **7. Voting on the Budget:**

73 Motion to accept the Budget as presented with the tax of \$230 was made by Gerry,
74 seconded by Linda Parent. Motion passed by 21 voice votes and 1 abstention.
75

76 **8. Chairperson's Reports:**

77
78 **a. Boat Launch and Boat Dock:** Gerry's sons have been mowing the boat launch. Have also
79 been cutting up a dead tree, some branches have fallen. Gerry will be having trees removed from
80 his property and will include this dead tree. Looking to get a load of stone where vehicles back up
81 into the boat launch.

82 **b. Constable:** Gerry provided an update: cars are being broken into in various parts of
83 Town and surrounding areas. State Police still recommend locking your cars, sheds and homes. If
84 you see something don't hesitate to call the State Police. Do not confront anyone. Most
85 occurrences take place between 2 and 5 a.m. State Police recommend if you have a video camera
86 or ring, use it for identification.

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87 **c. Beaches – Main & Mothers:** Buoys get placed and Marty will contact some individuals
88 from the past in the next week. The raft was put out by a resident, thank you. Greg Peck will be
89 around after the 4th of July.

90 **d. Dam:** Marty provided an update: there was a bee issue at the dam where someone had
91 burned the stump out which caused a hole in the top of the dam. Gerry has gravel for the dam.
92 Marty will move the gravel from Gerry for the dam.

93 **e. Environmental Chairperson:** update from Ralph, June water test was completed on
94 Friday morning, results not in yet. Lake is looking very clear this year. Geese count is up to 16.
95 If the geese population grows, we will need to take action.

96 **f. Roads:** Lynn provided an update on Marks behalf, Mark has sent a map to Greg for road
97 repairs.

98 **g. Fund Raising:** Mary provided some dates for general events, we had the summer kickoff,
99 poker run coming up and end of summer party in the fall. Halloween party possible in October.
100 In regards to the playground, Mary needs help on July 11th for a concert on the green at the senior
101 center for a food booth. Mary needs help in serving at this event. Donations are welcome for
102 water, chips, etc. If you are interested, please contact Mary at 401-389-2509 or at
103 thegreengranny61@gmail.com. Additional paint parties for \$20 and barn dance in the fall.

104 **h. Tax Collection:** Phil and Tom have a joint responsibility. They work with everyone who
105 wishes to pay their taxes.

106 **i. Hall:** Lynn and Mary cleaned the kitchen prior to the summer kick off event.

107 **j. Website:** Linda has been providing reminders on the website/facebook page.
108 Please reach out to Linda with any suggestions. Kudos to Linda for getting our website updated!
109 Visit our community at lakechaffee.net for the Charter, By-Laws and Ordinances.

110
111 **9. Old Business:** no old business
112

113 **10. Public Comments:** Question from resident on when these meetings are decided and if possible,
114 have the meetings for residents at better times. The meetings are held in accordance to our
115 Charter. The State Legislature would need to get involved in order to change the meetings.
116 Would it be possible to change the annual meeting times as many residents attend Sunday Services?
117 Question from resident regarding assistance around her property. Could there be a place on the
118 website of recommendations or company's others have used? Facebook page maybe a good place
119 to start.

120
121 **11. New Business:** no new business
122

123 **12. Adjournment:** Gerry moved for adjournment at 12:19 p.m., seconded by Tom, and approved
124 unanimously.