

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Lake Chaffee Board Meeting

November 12, 2014

Board Members Present: Ivan Wasko, Kenneth Garee, Tom Martin, Gerald Dufresne, Kari Olson, Sandra Moquin (late arrival). Alternates: Jeff Cosman, and Kathy Little.

Public in Attendance: Chris Magistri

1. **Call to Order:** Ivan Wasko called the meeting to order at 6:38 pm.
Tom Martin made a motion, seconded by Gerald Dufresne, to seat the alternates; Jeff Cosman, and Kathy Little. The motion passed without objection.
2. **Approval of Minutes:** Gerald Dufresne made a motion to accept the minutes as corrected, Tom Martin seconded the motion. The motion passed without objection.
3. **Public Comments:** Chris Magistri, of Union Drive, spoke to the board regarding a plowing bid he had submitted in October. Chris Magistri felt that the board did him a disservice because they voted on the plowing contract in September and Chris stated that he was verbally told by a board member that the bid had to be submitted by October. The board apologized for any misunderstanding on the part of the board and any miscommunication to Mr. Magistri. The plowing contract has been awarded for this winter season; the contract runs from October through April. Mr. Magistri was encouraged to submit a bid next year.
4. **Approval of Treasurer's Report:** Ken Garee reported that our current financial position is somewhat ahead of last year. This may be due to the fact that we have not yet received the annual bills for insurance or plowing. A motion was made by Kari Olson and seconded by Tom Martin to accept the treasurer's report as presented. The motion passed without objection.

Ken Garee thanked Tom Martin for his help in collecting back taxes.
5. **Remarks by the President:** Ivan Wasko reported that the Halloween Open House went well. There were approximately 100 trick or treat visitors. Several Association members enjoyed playing pool and socializing over pizza and apple cider.

Ivan Wasko reported that the outside of the Association building has had some much needed areas painted.

Ivan Wasko reported that the hall has been rented for 2 dates in November.
6. **Correspondence:** Ivan Wasko reported that he received and will respond to a Civil Summons on a piece of property.

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7. Chairman's report:

Beach Chairperson, Sandra Moquin, reported that she needs help raking, bagging and removing leaves from the Main Beach. Any time that anyone wants to go help out would be appreciated. If someone needs to complete Service Hours you can contact Sandra at 429-2250 to discuss a time to complete your hours.

Fund Raising Chairman, Ivan Wasko, reported that on November 22 there will be an Open House card playing and game night for all Association members at Chaffee Hall.

Road Chairman, Ivan Wasko, reminded all members not to deposit leaves and debris on the sides of the roads. Ivan Wasko reported that he will be physically unable to do any road work for a period of time and encourages members to rake the gravel roads in front of their property where it is needed.

8. Old Business: Tom Martin reported that there are still issues at Mother's Beach. There have been open fires and there are still boats kept on the beach property. Additionally there is an abundance of leaves on the beach. A discussion took place to plan a work day to redo the parking lot area.

Tom Martin reported that he has received notice that the board will be getting the funds due for one of the properties that were foreclosed on. There has been no response to the other foreclosure property.

Ivan Wasko reported that the lake is within a couple of inches of the desired level. We will attempt to hold that level for a couple of weeks before closing the syphon.

9. New Business: There was no new business to discuss

10. Adjournment: A motion was made by Jeff Cosman and seconded by Sandy Moquin to adjourn. The meeting was adjourned at 8:07 pm.

Respectfully submitted by Kathy Little, acting secretary

L.C.I.A. TREASURER REPORT			12 NOV. '14			
www.lakechaffee.org			TAX = \$ 125	YEAR = 1 Aug'14 - 31 July'15		
P.O. Box 231, Ashford, CT 06278						
***** INCOME *****						
	Budget '14-'15	Past Mon.	Total YR		('13-'14)	('12-'13)
Tax	25,750	8,875.00	21,375.00	Past	25,750	26,250
Past Tax + Int. + Fees	2,135	1,115.00	1,877.50	Years	5,337	5,076
Donation - Unrestricted	3,200	1,262.50	4,048.50	Totals	3,200	2,437
Rent	325	-	0.00	[	325	350
Fund Raise	300	-	0.00	[	147	159
Newsletter + Website	150	-	0.00	[	0	300
Interest + Other Acnt	10	0.57	1.54	[	10	9
Other	0	-	0.00	[	38	250
TOTAL >>	<u>31,870</u>	<u>11,253.07</u>	<u>27,302.54</u>	Past Years[	<u>34,807</u>	<u>34,831</u>
***** EXPENSE *****						
	Budget '14-'15	Past Mon.	Total YR		('13-'14)	('12-'13)
Hall Bldg Maint. / Septic	1,000		144.27	Past	625	308
Hall Utilities (Elec/Heat)	1,500	43.88	161.82	Years	1,429	2,104
Office Expense	500		0.00	Totals	173	511
Mail + Postage	500	30.00	30.00	[	488	549
Road Repair + Paving	4,000		0.00	[	9,400	8,605
Road Snow Plow/ Sand	17,000		0.00	[	14,900	10,200
Insurance	10,000		0.00	[	9,141	8,373
Service Reimburs. (Pay)	0		0.00	[	0	0
Legal Costs / Fees	500	20.00	20.00	[	506	1,150
Beach Maint. / Recrea'n	1,500		110.00	[	562	575
Lake Maint.	75		60.00	[	60	120
Lake-Dam Maint. Fund	500		0.00	[	500	500
Newsletter / Website	200		0.00	[	0	0
Other - Contingency	50		0.00	[	50	0
TOTAL >>	<u>37,325</u>	<u>93.88</u>	<u>526.09</u>	Past Years>	<u>37,834</u>	<u>32,995</u>
#### BALANCE	#####	#####				
1Aug '14 Start Balance =	9,090.65		##	### OTHER FUNDS	#####	#####
Year Income +	27,302.54		##	Spcl. Checking SS -960	Misc. Use	515
Year Expenses -	526.09		##			
Sub Total =	35,867.10		##	LCIA Savings, SS -720	Misc.	9,907
			##	Lake Savings, SS -220	Lake+Dam	10,985
Donation - SPECIFIED +	350.00		##		TOTAL=	21,407
Account BALANCE =	36,217.10	< 12 Nov '14	##			
Treasurer:						