

# LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

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## Lake Chaffee Board Meeting

May 10, 2017

**Board Members Present:** Bob Corriveau, Kathy Little, Tom Martin, Carol Natitus, Ivan Wasko. Jerry Dufresne. Alternate: Seth Kaufman  
Kari Olson (arrived at 6:40), Jacqueline Kennedy (arrived at 6:45)

**Public in Attendance:** Ralph Sherman

**Call to Order:** Bob Corriveau called the meeting to order at 6:35 p.m. Tom Martin made a motion to seat the alternate, Jerry Dufresne seconded the motion. The alternate was seated.

**Approval of Minutes:** The March Board meeting minutes were reviewed. Tom Martin made a motion to approve the minutes; Seth Kaufman seconded the motion. The motion passed.

**Public Comments:** There were no public comments

**Approval of Treasurer's Report:** Jacqueline Kennedy had not yet arrived.

**Remarks by President:** There were no remarks by the President

### **Correspondence:**

- (1) An email was received from a prospective landowner inquiring as to whether the rules and regulations allow travel trailers on property. The request was put to the Board. A motion was presented by Tom Martin and seconded by Kathy Little to continue to not allow campers on undeveloped lots. The motion passed unanimously.
- (2) An email was received from a member stating that the plow broke some pilings on his property. Tom Martin will respond to the resident on behalf of the Board
- (3) An email was received from a member inquiring about our current website address; advising us of the condition of Perch Drive, and stating that no sanding was done on one of the lake roads after the last storm. The current website address will be sent to the resident. Bob has looked at Perch Drive and has asked that we look into getting some work done there. The plowing records were reviewed and during and after the last storm the plowing and sanding was completed.
- (4) An email was received from a member with concerns about Squirrel Hill Rd being overplowed and the plow digging up the road. The date in question was one were we had a big storm, over an inch of snow an hour, and the plow did plow the roads several times during and after that storm. Because many of the Association roads are uneven dirt roads there are times when the plow will not be able to plow evenly. The roads are repaired as needed and as the budget allows.
- (5) An email was received from a resident with praise for the new signs at the two entryways to the lake. The Board again would like to thank Mike and Jean Panek on Viewpoint Drive for donating and installing those new signs. The resident also inquired about the work at the Dam. The removal of the trees and brush was part of the DEEP mandate. While the trees have been toppled, the removal is not yet complete. Additionally, mention was made about people

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46 walking their dogs and not picking up after them. Everyone is reminded that picking up after  
47 your pets is your responsibility.

## 48 **Chairperson's Reports:**

49 **Boat Launch:** Jerry Dufresne reported that the boat launch was mowed last week and he will work  
50 on the dock when weather permits.

51 **Constable:** Jerry Dufresne reported that there have been more car break-ins and the police have  
52 been notified. Residents are urged to lock their vehicles, sheds, and homes.

53 **Dam:** Previously Kari Olson reported that Jeff Ference has finished cutting the trees and brush on  
54 his mother's property but none of it has been removed. Also there is still some brush along the top  
55 of the dam that needs to be removed. Once all of that is removed Kari is authorized to pay Jeff for  
56 the job. Kari has contacted Jeff again and will follow up with him or the property owner, Beverly  
57 Ference, to get the debris removed.

58 **Environmental Chairperson:** Ralph Sherman reported that the water is very clear. There have been  
59 some Osprey and Eagles observed recently. Ralph was seeking official approval to do the water  
60 testing in June, July, and August again this year. Tom made a motion, seconded by Jerry Dufresne to  
61 grant approval. The motion passed.

62 **Fund Raising:** Kathy Little had nothing to report

63 **Hall:** Kathy Little reported that she has finished revising the Hall Rental Agreement and Rental  
64 Application. A clause requiring proof of Liability Insurance was added to the Agreement and the  
65 current rental price was updated on the Application.

66 **Main Beach and Mothers Beach:** Kathy Little reported that she and Tom Martin have measured  
67 both beaches for new ropes and buoys and she has a purchase price for same. The ropes with  
68 attached buoys will be purchased from Poolweb.com. Further, Tom and Kathy did walk both  
69 beaches and recommend that Mother's Beach receive much needed repair. There is a broken drain  
70 pipe in the center of the beach area and there is a considerable amount of washout. At the Main  
71 Beach the sand needs to be rototilled and there are some branches hanging from the trees that  
72 could be hazardous.

73 **Road Chairperson:** Ivan Wasko reported that the roads are mostly in good shape. We should try to  
74 fill them in with the little bit of filling material that we have left. Additionally once the Spring rains  
75 are done we should discuss having the dirt roads graded and the potholes filled.

76 **Tax Collection:** Tom Martin had nothing to report.

77 **Approval of Treasurer's Report:** Jacqueline Kennedy presented a Treasurers report. A discussion  
78 ensued regarding the YTD expenses for the Beach Maintenance as some of that total may have been  
79 incurred during the previous fiscal year. A motion was made by Jerry Dufresne and seconded by  
80 Kari to have the Treasurer's report tabled until next month so Jacqueline could research it further.  
81 The motion passed.

82 **Old Business:** Bob discussed the changing of the Charter. We have had a few members volunteer  
83 to be on the revision committee but we need more members to come forward and serve. If anyone  
84 is interested please contact Bob Corriveau by June 1 at [Rcorri2020@aol.com](mailto:Rcorri2020@aol.com) or 860-305-6171. The  
85 request is to start the committee in June 2017.

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90 **New Business:** Ivan Wasko reported that he will be stepping down as Road Chairman. Tom Martin  
91 has agreed to take on the task until the end of the fiscal year.

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93 **Adjournment:** Jerry Dufresne made a motion to adjourn, seconded by Tom Martin. The meeting  
94 adjourned at 8:10 pm.

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# L.C.I.A Treasurer's Report

## Treasury Period - May 2017

	Budget			Prior Years	
	2016-2017	May 2017	Year to Date	2015-2016	2014-2015
<b>INCOME</b>					
Taxes	\$26,000.00	\$150.00	\$7,591.96	\$26,125.00	\$25,875.00
Past Tax + Interest + Fees	\$5,500.00	\$0.00	\$22,276.46	\$3,669.51	\$5,618.96
Donations	\$0.00	\$0.00	\$5,338.88	\$4,460.92	\$5,235.93
Rent	\$0.00	\$0.00	\$0.00	\$150.00	\$300.00
Fund Raise	\$300.00	\$0.00	\$160.00	\$167.50	\$80.00
Website + Newsletter	\$150.00	\$0.00	\$0.00	\$0.00	\$0.00
Int. + Other LCIA Accts	\$10.00	\$1.12	\$10.56	\$10.57	\$11.12
Other	\$0.00	\$0.00	\$100.00	\$0.00	\$1,775.74
<b>Totals</b>	<b>\$31,960.00</b>	<b>\$151.12</b>	<b>\$35,477.86</b>	<b>\$34,583.50</b>	<b>\$38,896.75</b>
<b>EXPENSE</b>					
Hall Bldg Maint. + Septic	\$800.00	\$0.00	\$0.00	\$1,979.00	\$19.27
Hall Utilities (Elec + Heat)	\$1,400.00	\$99.54	\$985.24	\$1,356.00	\$2,183.42
Office Expense	\$250.00	\$0.00	\$142.75	\$270.78	\$192.56
Mail + Postage	\$350.00	\$187.50	\$187.50	\$348.10	\$294.00
Road Repair+Pave+Brush	\$7,000.00	\$0.00	\$2,105.15	\$6,445.70	\$5,353.50
Road Snow Plow + Sand	\$15,000.00	\$5,987.50	\$12,837.50	\$11,212.50	\$14,837.50
Insurance	\$9,400.00	\$1,315.00	\$5,213.80	\$9,330.20	\$9,120.24
Service Reimburs. (Pay)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Legal Costs + Fees	\$350.00	\$0.00	\$0.00	\$352.00	\$482.00
Beach Maint. + Recrea'n	\$4,600.00	\$0.00	\$7,634.49	\$2,443.93	\$530.26
Lake Maint. + Water	\$315.00	\$0.00	\$280.00	\$210.00	\$270.00
To Other LCIA Accts	\$500.00	\$0.00	\$0.00	\$500.00	\$500.00
Website + Newsletter	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
Community Acctivity	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Contingency	\$200.00	\$0.00	\$35.00	\$57.14	\$190.42
<b>Totals</b>	<b>\$40,465.00</b>	<b>\$7,589.54</b>	<b>\$29,421.43</b>	<b>\$34,505.35</b>	<b>\$33,973.17</b>

General Fund Balance	
August 1 <sup>st</sup> 2017 Starting Balance	\$14,092.38
<b>Total Year Income</b>	<b>\$35,477.86</b>
<b>Total Year Expense</b>	<b>(\$29,421.43)</b>
<b>Balance (as of 5/30/2017)</b>	<b>\$20,148.81</b>

Other Accounts		
Special Checking Account	Special Use	\$1,766.67
LCIA Savings Account	Misc.	\$9,919.59
Lake Savings Account	Lake & Dam	\$9,015.59
	<b>Total</b>	<b>\$20,701.85</b>