

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Board Meeting

September 13, 2017

Board Members Present: Mike Panek, Kathy Little, Tom Martin, Carol Natitus, Toni Guerin, Marty Connors, Bob Corriveau, Kari Olson, Jacqueline Kennedy (7:25) Alternates: Bobby Guerin, Seth Kaufman, Ken Garee

Public in Attendance: Phil Silverstein, Ralph Sherman

Call to Order: Mike Panek called the meeting to order at 6:30 p.m.

Approval of Minutes: The June Board members reviewed the August minutes and 2 corrections were noted...spelling error on line 33 and incomplete sentence on line 72. Tom Martin made a motion to approve the minutes; Carol Natitus seconded the motion. The motion passed with 1 abstention.

Public Comments: There were no public comments

Approval of Treasurer's Report: Kari Olson made a motion to move the Treasurer's Report until after the Chairman's Reports.

Remarks by President: Mike presented the taxpayer list that he got from Jacqueline and pointed out that there appeared to be a lot of incorrect owner names on the list. He asked that each of us take part of the list and do some research and update the list. Kari pointed out that you could go online to VisionAppraisals.com to find the owner name. Ken Garee advised the board that one of the people in the Assessors Office used to keep a separate current list of Lake Chaffee homeowners. Tom offered to pick up that list on Wednesday.

Mike pointed out that there are often things that come up between monthly meetings that need discussion from multiple members and asked for clarification on what types of things can be discussed in emails. Kari said it is okay to discuss scheduling, future meetings, items to be added to the agenda, and policy clarification questions. However other types of issues require discussion at regular board meeting or a special meeting (if required)

Correspondence:

Mike received a phone call from a resident asking to use the Hall for a bereavement service. Permission was granted.

Chairperson's Reports:

Boat Launch: Boat launch was just mowed and raked

Boat Dock: Nothing new to report

Constable: No problems have been reported.

Dam: Kari reported that she talked to Jim Ference for an estimate and will follow through on that. A motion was made by Marty Connors and seconded by Kari Olson to move forward with Jim Ference if the estimate comes in for under \$4000. Kari also talked to Ivan Wasko for information and possible assistance to assemble the siphon to lower the lake. Tom said that he knows the

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46 process and can assist Marty Conners with getting the syphon set up and ready to start lowering the
47 lake which will commence around Columbus Day weekend. The lake should be low enough by the
48 end of October for the cement repair work on the dam to begin.

49 **Environmental Chairperson:** Ralph Sherman reported that the lake is looking and feeling good. All
50 but one of the geese have moved on for the season. Ralph attended the Wetlands Committee
51 meeting with Linda Parent and Dennis Flaherty regarding the drainage pipe that runs into the lake.
52 Two of the Committee members said they will look into the matter.

53 **Fund Raising:** Phil Silverstein presented a proposal for a Fall Kick Off Party. After much discussion
54 among the members present it was decided that the event would go on as planned with a few
55 minor changes to the flyer, which would include adding the term Open House.

56 **Main Beach and Mothers Beach:** Jean Panek was not present but submitted a written report. At
57 the Main Beach the sand looks good after being rottilled, the grass has been cut by our landscaper,
58 the port-a-potty has been picked up. The raft is back in place thanks to Tom Martin, and the bouys
59 are intact. At Mothers Beach the grass has been cut. There is an unknow boat parked on the
60 shore and the rope bouys have been dragged to shore.

61 Jean is looking to see if anyone has some plastic bins to store the bouys in for the off season.

62 **Road Chairperson:** Mike has received bids from 3 local contractors for the snow removal contract
63 and will make a selection soon. Mike has contacted some people for quotes to repair the potholes
64 on the dirt roads. A quote for \$1276.20 was received and the work can begin in approximately 2
65 weeks. Additionally Mike will contact someone to grade the roads and he is looking for quotes for
66 repair of the paved roads.

67 **Tax Collection:** Tom Martin is still in need of some information on the list of back due taxpayers and
68 amounts from Jacqueline so he can proceed with collection measures. Jacqueline mentioned that a
69 taxpayer reached out to her for arrangements to pay off his overdue taxes.

70 **Website:** Jacqueline is still working on finishing the website.

71
72 **Treasurer's Report:** There was no formal report to present. The new budget from the August 20
73 members meeting will be considered as the September treasurer's report with the \$5200 change to
74 the Expenses that was voted on and approved at the August meeting. A motion was made by Bob
75 Corriveau and seconded by Marty Conners to accept the Treasurer's report with the amendments,
76 the voted passed unanimously.

77
78 **Old Business:** Mike Panek informed us that he has received confirmation from the lawyers for the
79 estate of Jack Pirzl. LCIA will be receiving \$7843 from Mr. Pirzl's estate settlement.

80 With regard to the audit of the association financial records, all documentation has been provided
81 to Mike and he will meet with Tom and Sue Corriveau to conduct the audit.

82 Bob Corriveau advised that the Charter Revision Committee will meet on Thursday Sept 14. Mike
83 advised that a change was made on August 29 to the original list of committee members as it was
84 discovered that one of the volunteers was not a property owner.

85
86 **New Business:** Mark Glass has provided Mike with all of our policies and the renewal dates. Mike
87 will follow up at the appropriate times to ensure we are getting the best rates available.

88
89 **Adjournment:** Tom Martin made a motion to adjourn, seconded by Bob Corriveau. The meeting
90 adjourned at 8:17 pm.