

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Minutes of LCIA Board Meeting – July 14, 2021 AMENDED VERSION

Date of Meeting: July 14, 2021 – This meeting was held in person at Pirzl Hall.

Board Members Present: Mike Panek, Tom Martin, Martin Connors, Carol Natitus, Bob Corriveau, Lynn Fontaine (alt), Seth Kaufman, Phil Silverstein

Board Members Absent: Gerry Dufresne , Kari Olsen, Kathy Little

Public in Attendance: Ralph Sherman

1. Call to Order: 6:31 PM

Tom Martin made a motion to seat alternate Lynn Fontaine as a voting member; seconded by Seth Kaufman, approved unanimously by all present.

2. Approval of June 9, 2021 Minutes: Minutes of the JUNE 9, 2021 BOD meeting were reviewed. The following corrections were made:

- * LINE 26: "March 2021" was changed to "May 2021"
- * LINE 62: "Provenger" was changed to "Provencher".
- * LINE 72: "Morley" was changed to "Morey".
- * LINE 111: Time for the Poker Run was changed from: "10 AM to 12 PM" to "10 AM to 1 PM"

Following those amendments, Carol Natitus made a motion that the minutes be accepted as amended, seconded by Tom Martin. The motion was approved with no "Nay" and one abstention (Bob Corriveau).

3. Public Comments. There were no public comments.

4. Approval of Treasurer's Report for June 2021 President Mike Panek had the following comments:

- This was the BOD meeting at which it is customary for the Board to approve the following transfers from the general fund into the special accounts, as listed on the Treasurer's Report:
 - \$500.00 to Lake Dam Account Fund
 - \$5,000.00 to Road Improvement Fund
 - \$5,000.00 to the Septic Replacement Fund
- Bob Corriveau moved that the transfers be approved , which was seconded by Lynn Fontaine. All present approved the motion.

Following those actions, Seth Kaufman made a motion to approve the Treasurer's Report as submitted. This was seconded by Bob Corriveau. All present approved the motion.

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46 **5. Remarks by the President:**

47 Mike spoke briefly about the upcoming Elections, and the positions that were up for reelection. He
48 noted we had some Alternate slots available and asked for the Board to seek persons to fill those
49 slots.
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51 **6. Correspondence:** The following items were mentioned and discussed. Some of the items
52 represent the reports of various chair persons (specifically Ralph Sherman/Environmental, and
53 Kathy Little/Hall and Fund Raising) who could not attend the meeting.
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- 55 a) Email from Marty Connors to Mike Panek regarding method for weeding the stone face of
56 the dam. Use of a propane powered torch was recommended for removing weeds from the
57 dam's face. This would be easier and safer than pulling the weeds by hand. The BOD agreed
58 that this was worth a trial, and Ralph Sherman volunteered his propane powered burner.
- 59 b) Mike received an email complaint from resident Albert Tilley about excessive noise from
60 some unidentified neighbor who was continuously cutting and chipping trees, that goes on
61 for days at a time. A board member suggested that this was likely to be Dan Cole who owns
62 a tree removal business, and property in LCIA. If such was the case, that property was being
63 used for business purposes without a permit, which would be a violation of LCIA ordinances.
64 Tom said that he knew Dan and he would address the situation with him.
- 65 c) In the same email, Mr. Tilley inquired about unanswered complaints he has made to the
66 owner of an adjacent lot regarding overhanging tree branches, and if the LCIA has any
67 recommendations for dealing with such situations.
- 68 d) E-mail from Toni Guerin regarding the Lake Chaffee Lake (Weed) Survey, informing the BOD
69 that the survey will likely be scheduled for July 19 – 30. No response was requested.
- 70 e) E-mail from Ralph Sherman including a photograph of a tree on Swing Island that was
71 damaged in a thunderstorm. Ralph noted that it might be necessary in the future to remove
72 the damaged parts.
- 73 f) E-mail from Lynn Fontaine regarding the anchor from the raft on Main Beach, which
74 appeared to have been broken off.
- 75 g) Email received from Aaron Chaffee concerning him purchasing a plot of Land on Circle drive
76 and it being recognized by LCIA, and put on the tax role. Action will be addressed by Phil.
- 77 h) Sue Canty sent a text message to Mike expressing concerns regarding a camper and truck in
78 the vicinity of her property.

79 **7. Chairperson's Reports:**

80 **a. Boat Launch and Boat Dock:**

81 No report.

82 **b. Constable:**

83 No report

84 **c. Beaches – Main & Mothers:**

- 85 • Mike is dealing with the issue of how to secure access to Main Beach for residents while
86 safeguarding against abuse by non-residents. This might involve a combination lock, or a
87 keyed lock that has an available key for LCIA residents.
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- Shout-out to Diana Rigley for her efforts in the upkeep of Main Beach

d. Dam:

No report.

e. Environmental:

E-mail from Ralph Sherman regarding the large (60+) geese population, and options the association has to address the situation. Ralph points out that with a population this large, efforts such as egg addling and harassment will have little affect, while the accumulation of fecal matter creates a public health hazard that cannot be ignored. Ralph recommends that LCIA considers measures such as controlled hunting or round-ups.

In the same e-mail, Ralph also reported that due to the consistent rain, he has been unable to obtain a usable sample of lake water for testing (samples can only be taken after three consecutive days without rain.)

f. Roads:

Rains are taking a serious toll on the roads around the lake. Significant washouts are occurring on roads, driveways, and across some individual properties. Greg Peck has stepped up with equipment and materials. Serious damage to Westford, Ashford and Union corrected post storm.

g. Fund Raising:

Kathy Little reports two more stops in the Poker Run are needed; there was a disappointingly small turn out (four) for the Boat Parade; and she had \$50.00 in receipts for Lake Chaffee merchandise, which she has turned over to Phil Silverstein.

h. Tax Collection:

Questions remain regarding how Governor Lamont's extended emergency powers will impact collection of delinquent taxes.

i. Hall:

Kathy Little submitted this report via e-mail: There is nothing to report on the Hall, except that the amount of rain might have caused the holding tank to fill.

j. Website:

No report.

8. Old Business:

- The resident at 267 Ference Rd. has raised concerns about drainage problems across his property. Mike Panek has visited with the resident on several occasions, however the concerns raised by the resident fall under the State of Connecticut's jurisdiction, and not the jurisdiction of LCIA.

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- Fence Ordinance – Bob Corriveau researched and found only one example of a fence ordinance implemented by a lake association; this example stated that any resident installing a fence must have their plans reviewed by the lake association prior to installation. Tom Martin offered several possible variations, such as requiring that a resident have the approval of adjacent residents before bringing a fence plan to the association for approval. Mike will discuss possible versions with Kari Olson before proceeding.
 - Tom Martin has learned that an apparently abandoned property on Maple Drive is facing condemning and demolition by the Town of Ashford. Tom reminded the board that it is essential that LCIA ensure that we have placed any appropriate liens on that property before the Town of Ashford takes action. Failure to do so will result in LCIA being unable to collect on delinquent taxes that are due.
 - LCIA has put on hold the lake weed removal project until it hears back possibly at the next Annual meeting from a lake resident with the ability to “cut” the weeds.

9. New Business:

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- The Town of Ashford has reached out to Tom about the possibility of him being on the P&Z commission. Tom did not respond as of now to the request.

154 **Adjournment:** Carol Natitus ,moved for adjournment at 7:53, seconded by Tom Martin, and
155 approved unanimously.
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JUNE 2021 LCIA TREASURER'S REPORT					
	CURRENT YEAR 2020 - 2021			PREVIOUS YEARS ACTUAL	
	JUNE 2021	YEAR TO DATE	BUDGET 2020 - 2021	2019 - 2020	2018 - 2019
INCOME					
Taxes - Current	\$1,272.00	\$42,359.47	\$51,728.00	\$35,452.11	\$38,202.39
Past Tax + Interest + Fees	\$1,135.43	\$16,629.99	\$4,000.00	\$7,845.96	\$6,563.95
Donations	\$100.00	\$1,754.16		\$2,023.18	\$2,532.50
LCIA Hall Rental		\$0.00		\$525.00	\$350.00
Fundraising		\$190.00	\$2,500.00	\$784.00	\$2,837.00
Website + Newsletter		\$0.00		\$0.00	\$0.00
Int. + Other LCIA Accts	\$5.32	\$44.34		\$30.52	\$26.27
Other		\$0.00		\$25.00	\$125.00
From Other LCIA Accounts		\$0.00		\$0.00	\$0.00
INCOME Totals	\$2,512.75	\$60,977.96	\$58,228.00	\$46,685.77	\$ 50,637.11
EXPENSE					
Hall Maintenance		\$410.00	\$1,000.00	\$350.00	\$1,151.59
Hall Utilities (Elec + Heat)	\$76.83	\$1,894.83	\$2,400.00	\$2,449.13	\$1,872.16
Office Expense		\$45.75	\$200.00	\$62.00	\$63.79
Bookkeeping Service	\$200.00	\$2,400.00	\$2,800.00	\$0.00	\$0.00
Mail / Postage	\$165.00	\$257.50	\$300.00	\$186.00	\$385.83
Road: Repair (Pave + Brush)		\$1,002.99	\$7,500.00	\$13,188.83	\$7,408.94
Road: Snow Plow + Sand		\$10,675.00	\$15,000.00	\$6,750.00	\$13,000.00
Insurance		\$10,335.40	\$10,000.00	\$9,977.60	\$9,557.20
Legal Costs + Fees		\$10.00	\$500.00	\$65.00	\$0.00
Beach Maint + Recreation	\$200.00	\$1,000.00	\$1,500.00	\$200.00	\$1,670.32
Landscaping		\$900.00	\$3,000.00	\$2,100.00	\$2,425.00
Lake Maintenance / H2O Testing		\$1,358.65	\$2,400.00	\$105.00	\$4,210.00
To Other LCIA Accts		\$0.00	\$0.00	\$0.00	\$0.00
Website + Newsletter	\$64.08	\$64.08	\$600.00	\$44.00	\$387.05
Miscellaneous Expense		\$0.00	\$500.00	\$700.00	\$470.00
Lake Dam Acct Funding		\$0.00	\$500.00	\$500.00	\$500.00
Road Improvement Fund		\$0.00	\$5,000.00	\$0.00	\$5,000.00
Septic Replacement Fund		\$0.00	\$5,000.00	\$5,000.00	\$0.00
EXPENSE Totals	\$705.91	\$30,354.20	\$58,200.00	\$41,677.56	\$ 43,101.88
8600 General Fund Balance					
June 1, 2021 Starting Balance	\$	50,211.85			
Total Month Income		2,512.75			
Total Month Expense		(705.91)			
Balance (thru June 30, 2021)	\$	52,018.69			
Other LCIA Bank Accounts					
			0220 - Lake & Dam Maint Svg Acct	\$	3,910.59
			6720 - LCIA Misc Savings Acct	\$	14,870.50
			8960 - LCIA Special Use Ckg Acct	\$	12,340.05
			Total	\$	31,121.14

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June 2021 Transaction Detail for LCIA Accounts

Account No. // Trans Type	Description	Amount	Check #
0220 Lake & Dam Main Savings Acct			
	Beginning Balance	3,910.59	
	Ending Balance	<u>3,910.59</u>	
6720 LCIA Misc Savings			
	Beginning Balance	14,870.50	
	Interest income		
	Ending Balance	<u>14,870.50</u>	
8960 Special Use Checking Acct			
	Beginning Balance	12,336.94	
	Interest income	3.11	
	Ending Balance	<u>12,340.05</u>	
8600 General Fund Acc			
	Beginning Balance	\$ 50,211.85	
	Income		
	Current Taxes	1,272.00	
	Delinquent Taxes + Interest	1,135.43	
	Donations	100.00	
	Interest on checking acct	5.32	
	Total Income	<u>\$ 2,512.75</u>	
	Expense		
	Eversource	76.83	ACH
	Mike Panek	229.08	1632
	Kristy Novitski	200.00	1633
	Greg Peck	200.00	1634
	Total Expense	<u>\$ 705.91</u>	
	Ending Balance	<u>\$ 52,018.69</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF		<u>6/30/2021</u>	
		<u>83,139.83</u>	