

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED – August 14, 2024

Date of Meeting: August 14, 2024 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (T)	Linda Roy (S)
Gerald Dufresne (R)	Mary Griffin (R)	Carol Natitus (R)	Seth Kaufman (R)
Mike Panek (R)			
Kay Warren (Alt)			

Board Members Absent: Lynn Fontaine (R), Bill Cameron (Alt), Michael Paine (Alt)

Public in Attendance: Ralph Sherman, Liz Provencher

1. Call to Order/Seating of Alternates: 6:44 p.m. by Marty Connors

2. Approval of Minutes: Time was allowed for reading of the minutes.

Line #99 was changed to include “regarding litigation”

List of names of those present in Executive Session was added.

Line #105 was edited to read “Exited Executive Session at 9:08PM”.

Line #102 was moved below line #105

Motion to accept the minutes with changes was made by Jerry, seconded by Tom, unanimous voice vote, 1 abstention.

3. Public Comments: Ralph questioned the construction of a large structure on a property by Mother’s Beach. Town officials have been contacted by some residents as this comes under the jurisdiction of the town.

4. Approval of Treasurer’s Report: Mike brought attention to some discrepancies on the report. Chris will research these concerns and report back. Motion to delay acceptance of the July Treasurer’s Report until resolution of questions was made by Mike, seconded by Tom, unanimous voice vote, 1 abstention.

5. Remarks by the President: Marty deferred remarks until New Business section of Agenda.

6. Correspondence: Marty received information from a resident referencing a Short Term Rental Bill by the state which passed but was then rejected by the Supreme Court. Tom will do further research by contacting State Senator Jeff Gordon.

Mike received a letter from Ryan Specialty Insurance referencing a recent inspection. There are three items which require addressing. Mike and Marty will resolve the concerns and Mike will provide proof to the insurance company.

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7. Chairman's Reports:

- a. **P&Z Updates:** No update. Marty has decided to remove this Committee. Any P&Z information gathered by Irwin Krieger will be presented during Public Comments of future meetings.
- b. **Boat Launch and Boat Dock:** (Jerry Dufresne) – The boat launch has been mowed and weeds removed.
- c. **Constable:** (Jerry Dufresne) – No new concerns by Jerry. Liz mentioned dirt bikes are still a problem. Chris stated that she posted a notice and informed residents not to dump yard debris on the property adjacent to Supina and Ferrence Roads as it is private property.
- d. **Beaches – Main & Mothers:** (Liz Provencher – Mother's Beach, Mary Griffin) – Liz has been raking out weeds, cleared the boat launch area. Would like plywood sheet removed from shore. Liz will contact the Port-a-let company for removal after Labor Day. Mary recognized Chas and Kathleen Bean for the daily cleaning up at Main Beach.
- e. **Dam:** (no Chairperson) – Jerry will brush hog this week, weather permitting.
- f. **Environmental Chairperson:** (Ralph Sherman) – Ralph will do the August water test as soon as we have two days without rain. There are 40+ geese now so we should plan ahead for next year to do a roundup.
- g. **Roads:** (no Chairperson) – Tom has been in touch with Greg Peck who has resolved some issues of erosion on Deerfield, Squirrel Hill, Ashford and Westford. Greg will remove the pile of silt from the corner of Ashford. Marty suggested anyone who is by Ashford Lake take a look at how they have resolved their runoff erosion problem.
- h. **Fund Raising:** (Mary Griffin) – Mary asked about holding the usual Kick-off and a possible Halloween Party. Decision was made to elicit interest in Halloween Party via community Facebook page. Will hold a picnic on September 22nd at noon with food and drink provided by Board, potluck desserts and sides can be brought by residents if desired.
- i. **Tax Collection:** (Mike Panek & Tom Martin) – Tom is in communication with the lawyer in regards to remaining long past due taxes. Mike will work with Chris on upcoming tax bills. Website will be updated to remove Chris's phone number and add in a Tax Questions email that will be directed to Tom and Mike.
- j. **Hall:** (Lynn Fontaine) – Mary will prep hall for upcoming General Meeting to improve air quality.
- k. **Website:** (Linda Roy) – Linda will contact Jacqueline about fixing link for Mike and Tom's emails, and to make necessary changes to Treasurer/Tax Collection contact info. Also will make corrections to the Member Directory.

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77 8. **Old Business:** Mother's Beach - The new signs have been purchased and will be put up in the
78 near future. A new drainage pipe will be installed. A motion was made by Jerry to allot \$1500
79 for the repair, seconded by Mike. Unanimous vote with 1 abstention. Tom will contact Greg
80 Peck about moving forward. The repairs to the beach and parking lot will be done in the spring.
81 The fence discussion has been tabled for another meeting.
82 Lowering of the Water Level has been moved to the upcoming General Meeting. Marty and
83 Mary will work on removal of vegetation on the dam.
84 Hall repairs will be discussed at a future meeting.

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86 9. **New Business:** President requests moving to Executive Session.

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88 Tom made a motion to enter into Executive Session regarding litigation at 8:55 PM, Carol seconded,
89 Motion passed unanimously by voice vote.

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91 Executive Session attended by Marty Connors, Tom Martin, Chris Fyler, Linda Roy, Gerald Dufresne,
92 Carol Natitus, Seth Kaufman, Mike Panek, and Mary Griffin.

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94 Exited Executive Session at 9:20PM.

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96 Tom made a motion to approve up to \$9,000 to resolve the legal matter discussed in Executive
97 Session, seconded by Jerry, unanimous voice vote.

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99 10. **Adjournment:** Jerry moved for adjournment at 9:26 p.m., seconded by Chris, unanimous voice
100 vote.

JULY 2024 LCIA TREASURER'S REPORT

	CURRENT YEAR 2024 - 2025			PREVIOUS YEARS ACTUAL	
	JULY 2024	YEAR TO DATE	BUDGET 2024 - 2025	2023 - 2024	2022 - 2023
INCOME					
Taxes - Current	\$1,380.00	\$1,380.00	\$57,584.00	\$43,442.57	\$42,942.50
Past Tax + Interest + Fees	\$2,430.25	\$2,430.25	\$6,000.00	\$23,041.22	\$10,414.89
Donations		\$0.00		\$2,107.34	\$1,940.32
LCIA Hall Rental		\$0.00		\$0.00	\$0.00
Fundraising		\$0.00	\$2,000.00	\$0.00	\$1,665.00
Fundraising - Playscape		\$0.00		\$10,829.50	\$0.00
Website + Newsletter		\$0.00		\$0.00	\$0.00
Int. + Other LCIA Accts	\$4.26	\$4.26		\$66.62	\$47.49
Other		\$0.00		\$0.00	\$50.00
From Other LCIA Accounts		\$0.00		\$25.00	\$12.62
INCOME Totals	\$3,814.51	\$3,814.51	\$65,584.00	\$79,512.25	\$57,072.82
EXPENSE					
Hall Maintenance	\$557.00	\$557.00	\$500.00	\$0.00	\$150.00
Hall Utilities (Elec + Heat)	\$90.81	\$90.81	\$3,000.00	\$2,584.27	\$4,341.45
Office Expense		\$0.00	\$200.00	\$115.25	\$76.91
Bookkeeping Service	\$350.00	\$350.00	\$4,200.00	\$3,600.00	\$3,600.00
Mail / Postage		\$0.00	\$300.00	\$325.20	\$274.00
Road: Repair (Pave + Brush)	\$3,544.93	\$3,544.93	\$4,400.00	\$4,396.42	\$2,651.00
Road: Snow Plow + Sand		\$0.00	\$8,000.00	\$8,000.00	\$7,375.00
Insurance		\$0.00	\$28,000.00	\$27,385.00	\$15,457.76
Legal Costs + Fees	\$40.00	\$40.00	\$500.00	\$10.00	\$312.00
Beach Maint + Recreation	\$612.86	\$612.86	\$3,500.00	\$6,577.78	\$1,155.00
Landscaping	\$1,500.00	\$1,500.00	\$1,000.00	\$1,020.00	\$550.00
Lake Maintenance / H2O Testing		\$0.00	\$1,000.00	\$1,035.34	\$661.82
Playscape		\$0.00		\$22,227.90	
To Other LCIA Accts		\$0.00		\$0.00	\$0.00
Website + Newsletter		\$0.00	\$500.00	\$391.64	\$208.04
Miscellaneous Expense		\$0.00	\$300.00	\$726.13	\$25.00
Lake Dam Acct Funding		\$0.00	\$500.00	\$500.00	\$500.00
Road Improvement Fund		\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
Septic Replacement Fund		\$0.00	\$5,000.00	\$5,000.00	\$5,000.00
EXPENSE Totals	\$6,695.60	\$6,695.60	\$65,900.00	\$88,894.93	\$47,337.98

8600 General Fund Balance			Other LCIA Bank Accounts		
July 1, 2024 Starting Balance	\$	37,203.37	0220 - Lake & Dam Maint Svg Acct	\$	5,910.59
Total Month Income		3,814.51	6720 - LCIA Misc Savings Acct	\$	34,889.37
Total Month Expense		(6,695.60)	8960 - LCIA Special Use Ckg Acct	\$	32,406.08
Balance (thru July 31, 2024)	\$	34,322.28	Total	\$	73,206.04

July 2024 Transaction Detail for LCIA Accounts

Account No. // Trans Type		Description	Amount	Check #
0220 Lake & Dam Main Savings Acct				
Beginning Balance			5,910.59	
Ending Balance			5,910.59	
6720 LCIA Misc Savings (Road Improvements Fund)				
Beginning Balance			34,879.99	
Interest income			9.38	
Ending Balance			34,889.37	
8960 Special Use Checking Acct (Septic Fund)				
Beginning Balance			32,406.08	
Interest income				
Ending Balance			32,406.08	
8600 General Fund Acct				
Beginning Balance			\$ 37,203.37	
Income				
Current Taxes			1,380.00	
Delinquent Taxes + Interest			2,430.25	
Interest on checking acct			4.26	
Total Income			\$ 3,814.51	
Expense				
Eversource	Electricity		90.81	ACH
Kyle Paul	Tree removal		750.00	1754
John Paul	Tree removal		750.00	1755
Greg Peck	Beach Maint (\$230), Road repair		3,774.93	1756
Town of Ashford	Lien release		40.00	1757
A&D PortAPotty	Beach maintenance		382.86	1758
Kristy Novitski	Bookkeeping		350.00	1759
Admiral Septic	Hall maintenance		557.00	1760
Total Expense			\$ 6,695.60	
Ending Balance			\$ 34,322.28	
TOTAL OF ALL LCIA ACCOUNTS AS OF 7/31/2024			107,528.32	