

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED – September 11, 2024

Date of Meeting: September 11, 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)	Carol Natitus (R)	Lynn Fontaine (R)	Mike Panek (R)
Kay Warren (Alt)			

Board Members Absent: Seth Kaufman (R), Mary Griffin (R), Bill Cameron (Alt), Michael Paine (Alt)

Public in Attendance: Ralph Sherman, Liz Provencher, Kim Almonte, Dave Almonte, Irwin Krieger

1. **Call to Order/Seating of Alternates:** 6:35p.m. by Marty Connors. No alternates were needed.

2. **Approval of Minutes:** Time was allowed for reading of the minutes.
Motion to accept the minutes was made by Mike, seconded by Tom, unanimous voice vote.

3. **Public Comments:** Ralph has concerns about occupancy in a house on Amidon Drive that he believes never received a Certificate of Occupancy. He has contacted the Building Inspector who will follow-up with Ashford town officials. Kay informed the Board that Cash's Country Store will be closing on September 30th. Kay also gave Marty some information, and will continue to do research on when the Ashford Planning and Zoning Committee took over responsibility for zoning issues in the Lake Chaffee community. Irwin Krieger is following the short term rental matter being handled by the P&Z and will continue research on the Senate Substitute Bill 335 and any action taken by the town of Ashford. He will update us as information becomes available.

4. **Approval of Treasurer's Report:** After Chris's explanation of the questions on the July Treasurer's Report, a motion to accept was made by Mike, seconded by Lynn, followed by a unanimous voice vote. Mike pointed out that there are a few line items in the August Treasurer's report that show we are over budget already. He simply wanted the Board to be aware. Mike made a motion to accept the report, seconded by Jerry, followed by unanimous voice vote.

5. **Remarks by the President:** Marty deferred remarks until the Correspondence section of Agenda.

6. **Correspondence:** Lynn Fontaine contacted Marty about an old lien on their property. The matter was researched and found to be an error that was immediately corrected by Mike.

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A property owner on Ference Road has reached out to Marty again on an issue of standing water on his property. Further research has found that there are no blockages to the drainage system. It has been determined that the problem is not an LCIA responsibility. Marty will send a letter informing the resident of that conclusion.

7. Chairman's Reports:

- a. **Boat Launch and Boat Dock:** (Jerry Dufresne) – The boat launch has been mowed and weeds removed. There has been some confusion by people about the use of the boat launch for fishing due to a Private Property sign. Jerry will try to resolve the confusion.
- b. **Constable:** (Jerry Dufresne) – No new concerns by Jerry other than the continued driving of dirt bikes and ATV's on lake and town roads. Encourages people to contact State Police about this issue. Kay mentioned that she had to avoid a car on her side of the road on the curve on Old Town Road. She suggested that the town be asked to put in lines. Marty will reach out to the town about this and about putting the lines at the stop signs that were covered up by the road repair work.
- c. **Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) – Liz has been raking out weeds at Mother's Beach as needed. The buoy lines have been removed from both beaches, the raft at Main Beach has been moved to the shore line. The new signs for Mother's Beach will be placed in the spring. The new drainage pipe at Mother's Beach is expected to be done this fall by Greg Peck per Tom but the other repairs to the beach and parking area will be done in the spring. The port-a-lets will be removed in the near future per Mike. Discussion about a new raft has been tabled until the spring. Marty will contact Bill about not repairing the anchor for the current raft.
- d. **Dam:** (no Chairperson) – Jerry informed the Board that someone has done the brush hog work at the dam again. Marty will see to removal of the plant growth on the dam. Tom said he will monitor the water level and Marty will also reach out to Glen who has offered to monitor the level as well. Mike expressed a thank you to everyone who helped Marty with installing and starting the siphon. Kay gave Marty a recommendation for someone who may be interested in being a chairperson for this committee. Marty will contact that resident.
- e. **Environmental Chairperson:** (Ralph Sherman) – Ralph received some confusing emails about the 2 recent water tests done in August. He did further research and reiterated that the Ecoli results were good and no concerns exist about the safety of the water. Since the swim season is over, any further testing will be done again in the spring as usual to monitor the water.
- f. **Roads:** (no Chairperson) – Tom said he will stay in contact about the removal of the silt pipe. Linda commented that there is further ditching of Deerfield and Squirrel Hill

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Roads by runoff from Circle Drive. Tom will check it out and contact Greg Peck about any needed repairs. Marty requested that Tom also discuss with Greg about any possible construction of a means of diverting the water to avoid continuing damage to those roads.

g. Fund Raising: (Mary Griffin) – Mary was absent. Linda reminded everyone that the End of Summer Picnic is September 22nd at Noon. She will be picking up all needed food and drink supplies; the Panek Family has generously offered to pay for those needs. Mary put a message on the Lake Chaffee Community facebook site to notify residents of the event and suggesting bringing a dish to share.

h. Tax Collection: (Mike Panek & Tom Martin) – Mike has been working with the bookkeeper to prepare the tax bills which will be mailed out on October 1st. He will get needed envelopes and have the bills pre-folded. Chris will obtain stamps. All supplies will be ready by September 22nd. Lynn Fontaine and Liz Provencher have offered to stuff the bills to be ready to mail on October 1st. Mike is reviewing all tax lists and liens for accuracy.

i. Hall: (Lynn Fontaine) – Mike offered to check into the needed repairs of the hall including the toilet and kitchen sink leak, and the exterior door repairs. Linda informed the Board that a person on the Willing Helpers List has offered to put in the doors if needed. Kay mentioned the need to resolve the Septic System issue. She was informed that research has already been done and Marty agreed that the next steps need to be taken to move this project along.

j. Website: (Linda Roy) – Linda will contact Jacqueline again about continued issues with some email addresses on the Meet the Board page.

8. Old Business: Removal of the swings and slide, free library and a safety barrier will be moved to the October meeting. There is nothing new on the Squirrel Hill property matter according to Tom. All insurance issues have been resolved per Mike. Jerry will get a price for cutting down of dead trees on Swing Island.

9. New Business: Linda informed the Board that she has been in touch with Elizabeth Small who is willing to work on a Welcome Committee. They will meet and come up with a proposal of the roles of the committee. Discussion was had about who would like a copy of the Willing Helpers list. It was agreed that text messaging is the best route to communicate with these volunteers.

10. Executive Session: Jerry made a motion to go into Executive Session, Lynn seconded, unanimous voice vote followed. Entered Executive session at 8:25. Board Members in attendance: Marty Connors, Tom Martin, Chris Fyler, Linda Roy, Jerry Dufresne, Carol Natitius, Mike Panek, Lynn Fontaine.
Mike made a motion to end Executive Session, Jerry seconded. Unanimous voice vote followed ending the session at 8:37.

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11. Adjournment: Tom moved for adjournment at 8:38 p.m., seconded by Lynn, unanimous voice vote.

AUGUST 2024 LCIA TREASURER'S REPORT

	CURRENT YEAR 2024 - 2025			PREVIOUS YEARS ACTUAL	
	AUGUST 2024	YEAR TO DATE	BUDGET 2024 - 2025	2023 - 2024	2022 - 2023
INCOME					
Taxes - Current	\$690.00	\$2,070.00	\$57,584.00	\$43,442.57	\$42,942.50
Past Tax + Interest + Fees	\$1,660.14	\$4,090.39	\$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	\$267.80	\$267.80	\$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	\$3.05	\$7.31		\$66.62	\$47.49
Other		\$0.00		\$0.00	\$50.00
From Other LCIA Accounts		\$0.00		\$25.00	\$12.62
INCOME Totals	\$2,620.99	\$6,435.50	\$65,584.00	\$79,512.25	\$57,072.82
EXPENSE					
Hall Maintenance		\$557.00	\$500.00	\$0.00	\$150.00
Hall Utilities (Elec + Heat)	\$234.11	\$324.92	\$3,000.00	\$2,584.27	\$4,341.45
Office Expense		\$0.00	\$200.00	\$115.25	\$76.91
Bookkeeping Service	\$350.00	\$700.00	\$4,200.00	\$3,600.00	\$3,600.00
Mail / Postage		\$0.00	\$300.00	\$325.20	\$274.00
Road: Repair (Pave + Brush)	\$3,043.50	\$6,588.43	\$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	\$632.37	\$672.37	\$500.00	\$10.00	\$312.00
Beach Maint + Recreation	\$612.86	\$1,225.72	\$3,500.00	\$6,577.78	\$1,155.00
Landscaping		\$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	\$4,872.84	\$11,568.44	\$65,900.00	\$88,894.93	\$47,337.98

8600 General Fund Balance			Other LCIA Bank Accounts		
August 1, 2024 Starting Balance	\$	34,322.28	0220 - Lake & Dam Maint Svg Acct	\$	5,910.59
Total Month Income		2,620.99	6720 - LCIA Misc Savings Acct	\$	34,889.37
Total Month Expense		(4,872.84)	8960 - LCIA Special Use Ckg Acct	\$	32,406.08
Balance (thru August 31, 2024)	\$	32,070.43	Total	\$	73,206.04

August 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		34,889.37	
Ending Balance		34,889.37	
8960 Special Use Checking Acct (Septic Fund)			
Beginning Balance		32,406.08	
Ending Balance		32,406.08	
8600 General Fund Acct			
Beginning Balance		\$ 34,322.28	
Income			
Current Taxes		690.00	
Delinquent Taxes + Interest		1,660.14	
Fundraising		267.80	
Interest on checking acct		3.05	
Total Income		<u>\$ 2,620.99</u>	
Expense			
Eversource	Electricity	234.11	ACH
A&D PortAPotty	Beach Maintenance	382.86	1761
Pullman & Comley	Legal fees	545.87	1762
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Greg Peck	Beach Maint (\$230), Road repair	3,273.50	1764
Void			1765
Kristy Novitski	Bookkeeping	350.00	1766
Total Expense		<u>\$ 4,872.84</u>	
Ending Balance		<u>\$ 32,070.43</u>	
TOTAL OF ALL LCIA ACCOUNTS AS OF 8/31/2024		<u>105,276.47</u>	