

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED– December 11, 2024

Date of Meeting: December 11, 2024 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Linda Roy (S)	Chris Fyler (T)
Gerald Dufresne (R)	Lynn Fontaine (R)	Mike Panek (R)	
Bill Cameron (Alt)			

Board Members Absent: Mary Griffin (R), Carol Natitus (R), Seth Kaufman (R), Kay Warren (Alt), Michael Paine (Alt)

Public in Attendance: Ralph Sherman, Russell Blair

1. **Call to Order/Seating of Alternates:** Meeting was called to order at 6:35 PM 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, approved by unanimous voice vote with one abstention by Lynn Fontaine.
3. **Public Comments:** No public comments.
4. **Approval of Treasurer's Report:** Mike made a motion to accept the Treasurer's Report, Jerry seconded, passed unanimously.
5. **Remarks by the President:** Marty introduced Russel Blair from the Freedom of Information Commission who did a presentation to the Board.
6. **Correspondence:** Marty received an email from a prospective buyer with questions about a Westford Drive property that is for sale. He referred the individual to the Town of Ashford. An email was received by Board members about leaves at Mothers Beach and an owner not picking up after their dog. Leaves will be dealt with in the spring and Marty will place a reminder on Facebook for owners to pick up after their pets. Marty received a call from Catherine Silversmith, Ashford First Selectwoman, requesting info on a recent legal issue. Marty will comply with that request. Lynn Fontaine received a request from Martha Sibley Jett, Secretary of the HOA at Ashford Memorial Park requesting to attend an LCIA Board meeting. She will respond that she is welcome any time. A resident emailed board members about Short Term Rental concerns. Marty will respond.
7. **Chairperson's Reports:**
 - a. **Boat Launch and Boat Dock:** (Jerry Dufresne) – Jerry informed the Board that the trees have been removed.

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- b. **Constable:** (Jerry Dufresne) – Nothing to report.
- c. **Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) – No report.
- d. **Dam:** (no Chairperson) – Siphon has been removed per Ralph.
- e. **Environmental Chairperson:** (Ralph Sherman) – Ralph said the geese seem to have left and the water level has risen with the recent snow and rain.
- f. **Roads:** (no Chairperson) – Tom reports that the roads were plowed and sanded, with some icy areas sanded a second time. Silt pile not removed; will probably wait until spring.
- g. **Fund Raising:** (Mary Griffin) – Paint Party brought in \$130. Good work Mary!
- h. **Tax Collection:** (Mike Panek & Tom Martin) – Back taxes were received from the sale of a house on Circle Drive. The attorney will handle the auction on January 23rd at 1PM in Chaffee Hall.
- i. **Hall:** (Lynn Fontaine) – Hall has been winterized.
- j. **Website:** (Linda Roy) – Nothing to report.

- 8. **Old Business:** Mike reports that Skip's is currently working with the town for approvals to the septic plan. A deposit has been made for the project. Tom attended the Inland Wetlands and Watercourses meeting and reports that the sand deposited in the lake issue has been tabled until January meeting with the need for additional research. Laurie Parent applied and was approved to have work done on her retaining wall.
- 9. **New Business:** Answers about how to handle correspondence were received during the FOI presentation.
- 10. **Adjournment:** Jerry moved for adjournment at 8:33 p.m., seconded by Lynn, approved by unanimous voice vote.

NOVEMBER 2024 LCIA TREASURER'S REPORT

	CURRENT YEAR 2024 - 2025			PREVIOUS YEARS ACTUAL	
	NOVEMBER 2024	YEAR TO DATE	BUDGET 2024 - 2025	2023 - 2024	2022 - 2023
INCOME					
Taxes - Current	\$15,576.00	\$36,743.00	\$57,584.00	\$43,442.57	\$42,942.50
Past Tax + Interest + Fees	\$372.17	\$5,257.78	\$6,000.00	\$23,041.22	\$10,414.89
Donations	\$106.00	\$1,905.00		\$2,107.34	\$1,940.32
LCIA Hall Rental		\$0.00		\$0.00	\$0.00
Fundraising		\$347.80	\$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	\$3.09	\$15.86		\$66.62	\$47.49
Other		\$0.00		\$0.00	\$50.00
From Other LCIA Accounts	\$6,000.00	\$6,000.00		\$25.00	\$12.62
INCOME Totals	\$22,057.26	\$50,269.44	\$65,584.00	\$79,512.25	\$57,072.82
EXPENSE					
Hall Maintenance	\$6,000.00	\$7,096.00	\$500.00	\$0.00	\$150.00
Hall Utilities (Elec + Heat)	\$64.94	\$729.19	\$3,000.00	\$2,584.27	\$4,341.45
Office Expense		\$0.00	\$200.00	\$115.25	\$76.91
Bookkeeping Service	\$350.00	\$1,750.00	\$4,200.00	\$3,600.00	\$3,600.00
Mail / Postage		\$219.00	\$300.00	\$325.20	\$274.00
Road: Repair (Pave + Brush)		\$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		\$702.37	\$500.00	\$10.00	\$312.00
Beach Maint + Recreation	\$1,715.00	\$3,783.58	\$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		\$330.00	\$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	\$10.00	\$10.00	\$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	\$8,139.94	\$22,708.57	\$65,900.00	\$88,894.93	\$47,337.98

8600 General Fund Balance			Other LCIA Bank Accounts		
November 1, 2024 Starting Balance	\$	50,846.92	0220 - Lake & Dam Maint Svg Acct	\$	5,910.59
Total Month Income		22,057.26	6720 - LCIA Misc Savings Acct	\$	34,899.90
Total Month Expense		(8,139.94)	8960 - LCIA Special Use Ckg Acct	\$	26,414.23
Balance (thru November 31, 2024)	\$	64,764.24	Total	\$	67,224.72

November 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		34,899.90	
Ending Balance		34,899.90	
8960 Special Use Checking Acct (Septic Fund)			
Beginning Balance		32,414.23	
Transfer to general checking		(6,000.00)	
Ending Balance		26,414.23	
8600 General Fund Acct			
Beginning Balance		\$ 50,846.92	
Income			
Current Taxes		15,812.00	
Delinquent Taxes + Interest		372.17	
Returned NSF check		(236.00)	
Donations		106.00	
Transfer from Special use fund		6,000.00	
Interest on checking acct		3.09	
Total Income		\$ 22,057.26	
Expense			
Eversource	Electricity	64.94	ACH
Skip's Wastewater Services	Hall Maintenance - septic deposit	6,000.00	1776
Kristy Novitski	Bookkeeping	350.00	1777
Greg Peck	Beach Maintenance	1,715.00	1778
Bank fee		10.00	
Total Expense		\$ 8,139.94	
Ending Balance		\$ 64,764.24	
TOTAL OF ALL LCIA ACCOUNTS AS OF 11/30/2024		131,988.96	