

APPROVED
LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – January 8, 2025

Date of Meeting: January 8, 2025 - This meeting was held at Pirzl Hall.

Board Members Present:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (T)	Gerald Dufresne (R)
Seth Kaufmann(R)	Mike Panek (R)	Lynn Fontaine (R)	
Mary Griffin (R)	Bill Cameron (Alt)	Kay Warren (Alt)	

Board Members Absent:

Linda Roy (S)	Carol Natitus (R)	Michael Paine (Alt)
---------------	-------------------	---------------------

Public in Attendance:

James Gorey
Rodney Baylor,
Jaden Lopez
Liz Provencher

1. **Call to Order/Seating of Alternates:** Meeting was called to order at 6:32 PM by Marty Connors. There was a quorum of regular Board members, so no alternates were seated.
2. **Approval of Minutes:** Time was allowed for reading of the minutes.

The following amendments to the minutes were identified:

- Line 10 check spelling of Mr. Blair's name: one 'l' or two?
- Line 15 – (Delete /correct reference to Seth Kaufman; he did not attend that meeting)
- Line 20 – (same correction as line 15)
- Line 58 change "for approval" to "and was approved".

The minutes were approved as amended with no "nay" votes and two abstentions.

3. **Public Comments:**

Mr. Baylor explained and apologized for the delay in payment of his taxes. Mr. Baylor also inquired about whether or not it would be possible to pay taxes in advance. Tom Martin explained that this would not be feasible since the annual amount is determined by the BOD at the Annual General Meeting, and is not determined in advance.

Mr. Gorel requested permission to dig across Amidon to allow the installation of a plastic corrugated pipe across the road to allow passing electrical, well water or other utilities between properties under Amidon without future disruption to the roadway. There was discussion of the details of this proposal. Tom Martin suggested that Mr. Gorel should use a 12 inch pipe, to allow additional utilities to be routed under the road without requiring the road to be torn up again. Tom also suggest that he seek approval from the Town of Ashford first, and assuming their approval, he should return to the LCIA for approval. Mr. Gorel agreed to that plan.

APPROVED
LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

45 **4. Approval of Treasurer's Report:**

46 Copies of the Treasurer's report were distributed and read by the attending residents. No
47 questions or concerns were raised. A motion to accept the minutes as given was made by Mike
48 Panek, seconded by Mary Griffin; the motion passed with one abstention (Chris Fyler), zero Nay
49 votes and all remaining residents voted Yay.

50
51 **5. Remarks by the President:**

52 Marty informed the group that he attended the meeting of the Inland Wetlands Committee of
53 the Town, and briefed the attendees on the Issues with 73 Lake View appeared on the IW&WC
54 agenda but no one representing those residents were in attendance, so the matter was post-
55 poned until the March meeting.

56
57
58 **6 Correspondence:**

59
60 No new correspondence was addressed.

61
62 **7 Chairpersons reports**

63
64 **A. Boat Launch and Boat Dock:** (Jerry Dufresne) -

- 65 • Both docks have survived the winter freezes – still standing and doing great
- 66 • Jerry has a large supply of wood gathered from various sources; he needs a decision
- 67 from the BOD regarding how to distribute it. Options considered were: raffle; give it
- 68 away; sale; give to Jerry. Decision tabled until the March meeting.

69
70 **B. Constable:** (Jerry Dufresne) –

- 71 • Things have been pretty quiet
- 72 • State Police have kept everything pretty locked up.

73
74 **C. Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) –

- 75 • Looks like the pump has been taken out
- 76 • Float is falling apart, still an eyesore

77
78 **D. Dam:** (no Chairperson)

- 79 • No report
- 80

APPROVED
LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

E. Environmental Committee: (Ralph Sherman) –

- Ralph Sherman was not present;
- Other members mentioned there have been numerous eagle sightings.

F. Roads: (no Chairperson) –

- Several BOD members reported that the roads appeared to be in pretty good condition
- Resident Philips at 36 Lakeview is having a problem with run off water coming from Pine Hill going into his yard.
- Gerry recommended that we consider creating a drainage ditch down Pine Hill and regrading the beginning of Ashford Drive to divert the run off to the other side of Ashford Drive to direct it towards the Lake. The issue was tabled until the spring.

G. Fund Raising: (Mary Griffin) –

Mary reported that she would submit a list of dates for spring events for 2025 to next meeting.

H. Tax Collection: (Mike Panek & Tom Martin)

Tom reported that we had a busy few months.

We took in about \$9000; covering everything except for three properties. Those are the only properties left that are slated for the Tax sale. We are hoping that the three remaining properties will be paid up before the Tax Sale, so we don't have to have it. Mike reported that the tax collection function has done very, very well.

I. Hall: (Lynn Fontaine) Lynn reported that someone inquired about renting the Hall, but that has not materialized.

J. Website: (Linda Roy) – No report on the Website.

8. Old Business:

- **Replacement of Septic System.** Jeff Polhemus of Skips met with Mike Panek and reported that Jeff had met with the Inland Wetlands Commission, and that he was strongly encouraged to consider the land owned by LCIA beyond our well, and opposite the old Cemetery on Cemetery road. Soil testing was done by Jeff and Lynette Swanson of EHHD, and it was found that there was a location where the soil was more appropriate for our needs than that behind Pirzl Hall. Several members of the commission strongly endorsed the idea of locating the septic system on those grounds, due to the costs associated with upgrading the soils at the current location, and the suitability of the soils across from the cemetery. Jeff told the Commission that he would prepare a cost estimate for upgrading the soil at the current location and presenting that to LCIA and to the Commission. Mike reported that he was awaiting Jeff's report comparing the costs of locating the new septic system at each location.

APPROVED

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

9. New Business

- Mike Panek informed the group that Lake Chaffee resident Bob Bickford passed away as a result of a motor vehicle accident. Mike had no specifics regarding services or next of kin.
- Due to the lack of a quorum for the February meeting, that meeting has been cancelled. The next meeting will be on March 12, 2025.

10. Adjournment:

Jerry Dufresne made a motion to adjourn at 7:51; seconded by Chris Fyler, and was passed unanimously by voice vote, with no Nay and no abstentions.

DECEMBER 2024 LCIA TREASURER'S REPORT

	CURRENT YEAR 2024 - 2025			PREVIOUS YEARS ACTUAL	
	DECEMBER 2024	YEAR TO DATE	BUDGET 2024 - 2025	2023 - 2024	2022 - 2023
INCOME					
Taxes - Current	\$5,151.00	\$41,894.00	\$57,584.00	\$43,442.57	\$42,942.50
Past Tax + Interest + Fees	\$9,046.69	\$14,304.47	\$6,000.00	\$23,041.22	\$10,414.89
Donations	\$10.00	\$1,915.00		\$2,107.34	\$1,940.32
LCIA Hall Rental		\$0.00		\$0.00	\$0.00
Fundraising	\$130.00	\$477.80	\$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	\$4.54	\$20.40		\$66.62	\$47.49
Other		\$0.00		\$0.00	\$50.00
From Other LCIA Accounts		\$6,000.00		\$25.00	\$12.62
INCOME Totals	\$14,342.23	\$64,611.67	\$65,584.00	\$79,512.25	\$57,072.82
EXPENSE					
Hall Maintenance	\$160.21	\$7,256.21	\$500.00	\$0.00	\$150.00
Hall Utilities (Elec + Heat)	\$53.39	\$782.58	\$3,000.00	\$2,584.27	\$4,341.45
Office Expense		\$0.00	\$200.00	\$115.25	\$76.91
Bookkeeping Service	\$350.00	\$2,100.00	\$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	-\$75.00	-\$75.00	\$28,000.00	\$27,385.00	\$15,457.76
Legal Costs + Fees		\$702.37	\$500.00	\$10.00	\$312.00
Beach Maint + Recreation		\$3,783.58	\$3,500.00	\$6,577.78	\$1,155.00
Landscaping	\$1,200.00	\$2,700.00	\$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	\$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	\$1,688.60	\$24,397.17	\$65,900.00	\$88,894.93	\$47,337.98

8600 General Fund Balance			Other LCIA Bank Accounts		
December 1, 2024 Starting Balance	\$	64,764.24	0220 - Lake & Dam Maint Svg Acct	\$	5,910.59
Total Month Income		14,342.23	6720 - LCIA Misc Savings Acct	\$	34,899.90
Total Month Expense		(1,688.60)	8960 - LCIA Special Use Ckg Acct	\$	26,422.16
Balance (thru December 31, 2024)	\$	77,417.87	Total	\$	67,232.65

December 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		26,414.23	
Interest income		7.93	
Ending Balance		26,422.16	
8600 General Fund Acct			
Beginning Balance		\$ 64,764.24	
Income			
Current Taxes		5,151.00	
Delinquent Taxes + Interest		9,046.69	
Donations		10.00	
Fundraising		130.00	
Insurance refund		75.00	
Interest on checking acct		4.54	
Total Income		\$ 14,417.23	
Expense			
Eversource	Electricity	53.39	ACH
Jonathan Paul	Tree removal for boat launch	1,200.00	1779
Mike Panek	Hall maintenance	160.21	1780
Kristy Novitski	Bookkeeping	350.00	1781
Total Expense		\$ 1,763.60	
Ending Balance		\$ 77,417.87	
TOTAL OF ALL LCIA ACCOUNTS AS OF 12/31/2024		144,650.52	