

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED– March 12, 2025

Date of Meeting: March 12, 2025 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Linda Roy (S)	Chris Fyler (T)
Carol Natitus (R)	Lynn Fontaine (R)	Mike Panek (R)	
Bill Cameron (Alt)	Kay Warren (Alt)		

Board Members Absent: Mary Griffin (R), Seth Kaufman (R), Gerald Dufresne (R), Michael Paine (Alt)

Public in Attendance: Irwin Krieger, Liz Provencher, Martha Sibley-Jett, Sally Clark, Kyle Lucier

1. **Call to Order/Seating of Alternates:** Meeting was called to order at 6:33 PM by Marty Connors. No alternates were needed.
2. **Approval of Minutes:** Time was allowed for reading of the minutes. A change to the minutes was requested by Tom to remove the sentence beginning on line 32 that reads “He provided the payment to the Treasurer, which was accepted with appreciation.” Motion to accept the minutes with changes was made by Tom, seconded by Lynn, approved by unanimous voice vote with two abstentions by Carol Natitus and Linda Roy.
3. **Public Comments:** Irwin Krieger provided information from the P&Z meeting in reference to a new process for development of large properties and a listening session to be held on Mach 28th at Knowlton Hall from 6-8PM in regards to conservation concerns. No movement on Short Term Rental regulations at this time.
4. **Approval of Treasurer’s Report:** Mike made a motion to accept the January Treasurer’s Report, Lynn seconded. Passed unanimously, with one abstention by Chris Fyler. Mike made a motion to accept the February Treasurer’s Report, Tom seconded. Passed unanimously with one abstention by Chris Fyler.
5. **Remarks by the President:** Marty thanked all present who offered well wishes during his recent surgery.
6. **Correspondence:** Marty received a letter from Lynette Swanson from Eastern Highlands Health District in reference to a question about a well change on Amidon Drive that would require digging across our road. He will inform Lynette that the party will need to obtain permission from the LCIA Board and should attend a meeting once final plans have been approved by the town.
A letter from the town of Ashford in regards to a request by Kyle Lucier to put in a foundation drain for new construction at 56 Lakeview Drive leading to the catch basin was received by Marty. Kyle Lucier further explained the plan and the issue as to whether the street catch basin

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is connected to one leading to the lake. Marty will send a response stating that LCIA objects to this plan with concerns that the catch basin connects to one owned by LCIA that drains into the lake.

7. Chairperson's Reports:

- a. **Boat Launch and Boat Dock:** (Jerry Dufresne) – Jerry informed the Board that the woodpile will be removed once he returns to Ashford next week.
- b. **Constable:** (Jerry Dufresne) – Nothing to report.
- c. **Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) – Liz reported that several cars have been parking at the Mothers Beach parking area, and that the Oak Street entrance is very muddy. Lynn said she noticed a sign down at Main Beach. Marty said he would retrieve it.
- d. **Dam:** (no Chairperson) – Linda reported that she has observed water has begun to flow over the dam again so the lake has reached full level over the winter months.
- e. **Environmental Chairperson:** (Ralph Sherman) – Linda mentioned that geese have begun returning to the lake.
- f. **Roads:** (no Chairperson) – Tom reports that he has driven the dirt roads and they are very soft. Greg Peck will attend to any repair needs. Linda mentioned that Armitage Court has several potholes that need attending.
- g. **Fund Raising:** (Mary Griffin) – Mary sent an email suggesting the following events for 2025: Cinco De Mayo May 4th, Summer Kickoff June 22nd, Boat Parade July 4th, Poker Run July 19th, End of Season Picnic September 6th. All board members present agreed this sounded fine.
- h. **Tax Collection:** (Mike Panek & Tom Martin) – Tom reported that the auction on January 23rd at 1PM in Chaffee Hall was successful in auctioning 0 Lakeview Drive with receipt of back taxes in the amount of \$3,397.79. The 0 Ashford property did not sell so it is now owned by LCIA which will decide how to proceed. All back taxes that Tom was handling have been paid except for the 0 Ashford property. Mike reports concern for several large overdue taxes and numerous 2025 taxes that have not been paid. He suggested sending reminders for 2025. Tom would be willing to send additional properties over to the lawyer for collection. Marty tabled further discussion until our April meeting.
- i. **Hall:** (Lynn Fontaine) – Hall had no heat for some time due to a breaker being shut off. Tom found a frozen faucet and shut off all water flow when he came to prepare the hall for the auction.
- j. **Website:** (Linda Roy) – Nothing to report.

- 8. **Old Business:** Mike has been dealing with Skip's and the town in reference to the new septic system. The town requires the leach field to be in the woods across from the

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cemetery. This necessitates removal of several trees. Tom made a motion to allow Mike to arrange for the removal of the trees and to allocate up to \$4,000 for the project. Lynn seconded the motion and it passed unanimously.

According to Tom, who attended the Inlands Wetland meeting, the application for the work that was done at 73 Lakeview Drive waterfront has been pulled back by the owner. The issue is in the hands of the Inland Wetlands Committee for further investigation. If LCIA wishes to take action to remove that sand ourselves, we would need to get approval from that Committee.

Liz reminded us that we will need to discuss the fence at Mothers Beach. That will be discussed for the April Agenda.

9. **New Business:** Marty will pass on the changes to the DEEP Invasive Species Boater's Stamp to Ralph.

The Cease and Desist order from the town of Ashford for 348 Ference Road is not an LCIA concern as this property is not part of our association.

Marty has begun preparing the 2025 LCIA Newsletter which will be mailed by June 11th. He asks if anyone has input to please get it to him ASAP. Mike provided suggestions for updates to last year's copy.

10. **Adjournment:** Mike moved for adjournment at 8:03 p.m., seconded by Lynn, approved by unanimous voice vote.