

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED - April 9, 2025

Date of Meeting: April 9, 2025 - This meeting was held at Pirzl Hall.

Board Members:

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

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

Public in Attendance: Liz Provencher, Ralph Sherman, Carmen Hall, Jim Gorel

1. Call to Order/Seating of Alternates: Meeting was called to order at 6:40 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 as written was made by Mike, seconded by Tom, approved by unanimous voice vote with three abstentions by Jerry Dufresne, Mary Griffin, Seth Kaufman.

3. Public Comments: There were no public comments.

4. Approval of Treasurer's Report: Tom made a motion to accept the Treasurer's Report, Mike seconded, passed unanimously.

5. Remarks by the President: Marty had no remarks.

6. Correspondence: A letter was received in reference to a broken water line at 34 Amidon Drive which needs repair that would require disturbance of the road. Two plans were presented and discussed. A motion was made by Mike to accept Plan A with required approval by the town and notification of neighbors. It was seconded by Jerry and passed by unanimous voice vote.

Marty informed the Board that he has written a letter to the Inland Wetlands and Waterways Committee (IWW), and Willimantic Water Works (WWW) objecting to the foundation drain for 56 Lakeview Drive being allowed to drain into the catch basin nearby. Tyler Johnson of WWW thanked Marty for the notification. Marty has been informed that the town has given approval of that plan despite our concerns that it would drain into the lake.

Marty has written and sent a letter to the IWW to inform them that no fine has been issued to the owners of 73 Lakeview Drive by LCIA for the work done on the waterfront which is currently being investigated. This is to correct information that was noted in their previous minutes.

An email was received from the owner of 58 Ashford Drive with a concern about flooding on his property from a drainpipe under the road. Jerry will investigate and inform the board of any action that may need to be taken.

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

Ray Roy wrote a letter suggesting the purchase of new tables and a dehumidifier for the hall. After much discussion, Mike Panek has offered to do further research buying tables and to donate the money needed to purchase the dehumidifier. Jerry made a motion to accept Mike's donation, Tom seconded the motion and it passed unanimously.

7. Chairperson's Reports:

- a. **Boat Launch and Boat Dock:** (Jerry Dufresne) – Jerry informed the Board that he has moved and split all the wood from the tree by the boat dock. He also will make a new sign for that area so it will be more visible. Jerry will dismantle and remove the old raft that had been sitting by the dock.
- b. **Constable:** (Jerry Dufresne) – State Police are still asking everyone to be certain to lock their cars.
- c. **Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) – Liz reported that all is well at Mothers Beach and that the old raft is gone. Mary said she will be working to prepare Main Beach for the summer. She and Liz will put up the new signage at Mothers Beach. Mary reminded the Board that the port-a-johns need to be placed at both locations.
- d. **Dam:** (no Chairperson) – No report.
- e. **Environmental Chairperson:** (Ralph Sherman) – Ralph reminded the board that water testing will need to be done as usual. Mike made a motion to do 3 cycles of testing with 4 sample sites during the first testing and 3 sample sites for the remaining two cycles, with Kay in agreement to pay for the additional sample. Tom seconded the motion which passed unanimously. Mike has offered to research mitigation of the geese this year and will report back. Jim Gorel generously has offered to pay the fee for the mitigation.
- f. **Roads:** (no Chairperson) – Tom reports that a section of Ashford Drive is in very bad condition and in need of repair. Mike made a motion to approve up to \$1500 for Tom to have Greg Peck make the necessary repairs. Jerry seconded the motion which passed by unanimous vote. Tom will have the silt pile by Ashford Drive removed.
- g. **Fund Raising:** (Mary Griffin) – Mary is considering doing some kids craft activities outside by the hall during the summer months. The Board had no objection.
- h. **Tax Collection:** (Mike Panek & Tom Martin) – Tom reported that LCIA must wait 6 months before it can consider selling the property that did not sell at the auction. Mike will send a reminder letter to all owners who have not paid the 2024-2025 taxes. Tom will be sending a demand letter to all owners who owe over \$1000 in back taxes.
- i. **Hall:** (Lynn Fontaine) – Mike reports that the trees have been cut from the leach field area needed for the new septic system. Work should begin in a few weeks.

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j. **Website:** (Linda Roy) – Nothing to report.

8. **Old Business:** Tom will contact Greg Peck about rototilling both beaches and adding sand to Mothers Beach as was decided in the fall by the Board. Jerry and Tom will add more large rocks to extend the border wall at the parking lot by Mothers Beach. Discussion regarding a privacy fence and the repair of the parking area by Mothers Beach has been tabled.

Jerry will contact Dad and Son about taking down the dead trees on Swing Island. They will be cut into large lengths and left on the island. It was recommended that a barrier and “No Trespassing” sign be put up at the entrance of the island until this work is done. Linda volunteered to take care of getting this done.

9. **New Business:** Marty polled all Officers and Board members present as to their wish to return for the 2025-2026 year. The Board will be working to be prepared for elections during the July Membership meeting.

Marty has begun preparing the 2025 LCIA Newsletter which will be mailed by June 11th. He handed out his draft and asks that all take it home to review and send him any input ASAP. Marty will also update the summer Membership Meeting signs and get them ready to put up.

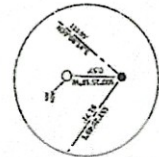
The raft at Main Beach will be repaired and a new anchor will be installed as was discussed in the fall. Mary will talk to Bill Cameron who was authorized by the board to make a new anchor.

Talk of placing a sign by the small dock/fishing area near the northern beginning of Lakeview Drive was tabled.

10. **Adjournment:** Gerry moved for adjournment at 9:12 PM, seconded by Mike, approved by unanimous voice vote.

LEGEND

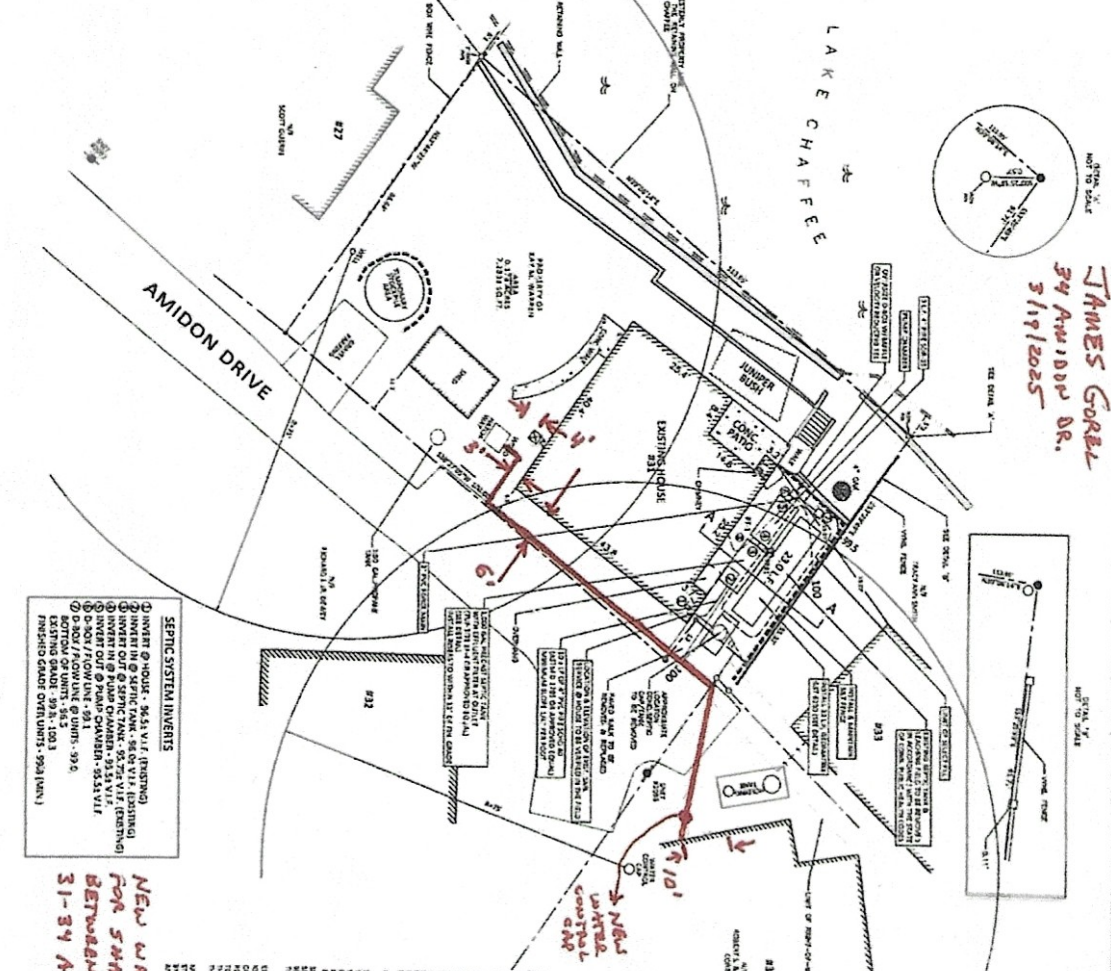
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SEPTIC SYSTEM
- PROPOSED SEPTIC TANK
- PROPOSED SEPTIC PUMP
- PROPOSED SEPTIC LINES
- PROPOSED SEPTIC MANHOLE
- PROPOSED SEPTIC CLEANOUT
- PROPOSED SEPTIC DISTRIBUTION
- PROPOSED SEPTIC RISER
- PROPOSED SEPTIC INVERT
- PROPOSED SEPTIC OUTLET
- PROPOSED SEPTIC INLET
- PROPOSED SEPTIC MANHOLE
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- PROPOSED SEPTIC DISTRIBUTION
- PROPOSED SEPTIC RISER
- PROPOSED SEPTIC INVERT
- PROPOSED SEPTIC OUTLET
- PROPOSED SEPTIC INLET



JAMES CORAL
34 AMIDON DR.
3/19/2025

A

1. THE SEPTIC SYSTEM SHALL BE DESIGNED TO SERVE THE PROPOSED IMPROVEMENTS AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEEP) REGULATIONS, 19-100 CMR, AND THE LATEST EDITIONS OF THE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS.
2. THE SEPTIC SYSTEM SHALL BE DESIGNED TO SERVE THE PROPOSED IMPROVEMENTS AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEEP) REGULATIONS, 19-100 CMR, AND THE LATEST EDITIONS OF THE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS.
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- SEPTIC SYSTEM INVERTS**
- 1. INVERT @ MANHOLE - 96.55 V.I. (EXISTING)
 - 2. INVERT @ SEPTIC TANK - 96.55 V.I. (EXISTING)
 - 3. INVERT @ SEPTIC PUMP - 96.55 V.I. (EXISTING)
 - 4. INVERT @ SEPTIC MANHOLE - 96.55 V.I. (EXISTING)
 - 5. INVERT @ SEPTIC TANK - 96.55 V.I. (EXISTING)
 - 6. INVERT @ SEPTIC PUMP - 96.55 V.I. (EXISTING)
 - 7. INVERT @ SEPTIC MANHOLE - 96.55 V.I. (EXISTING)
 - 8. INVERT @ SEPTIC TANK - 96.55 V.I. (EXISTING)
 - 9. INVERT @ SEPTIC PUMP - 96.55 V.I. (EXISTING)
 - 10. INVERT @ SEPTIC MANHOLE - 96.55 V.I. (EXISTING)

NEW WATER LINE FOR SHARED USE BETWEEN 31-34 AMIDON DR.

SEPTIC SYSTEM INVERTS

INVERT	INVERT ELEVATION	PROPOSED
1. INVERT @ MANHOLE	96.55 V.I.	96.55 V.I.
2. INVERT @ SEPTIC TANK	96.55 V.I.	96.55 V.I.
3. INVERT @ SEPTIC PUMP	96.55 V.I.	96.55 V.I.
4. INVERT @ SEPTIC MANHOLE	96.55 V.I.	96.55 V.I.
5. INVERT @ SEPTIC TANK	96.55 V.I.	96.55 V.I.
6. INVERT @ SEPTIC PUMP	96.55 V.I.	96.55 V.I.
7. INVERT @ SEPTIC MANHOLE	96.55 V.I.	96.55 V.I.
8. INVERT @ SEPTIC TANK	96.55 V.I.	96.55 V.I.
9. INVERT @ SEPTIC PUMP	96.55 V.I.	96.55 V.I.
10. INVERT @ SEPTIC MANHOLE	96.55 V.I.	96.55 V.I.

EROSION & SEDIMENT CONTROL NOTES

1. THE EROSION & SEDIMENT CONTROL PLAN SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM THE PROPOSED IMPROVEMENTS AND SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEEP) REGULATIONS, 19-100 CMR, AND THE LATEST EDITIONS OF THE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS.

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RES
Engineering Services, LLC
31-34 AMIDON DR.
ASHFORD, CT 06208

ROB HELLSTROM
LAND SURVEYING LLC
55 MAIN STREET
HESKON, CONNECTICUT
(860) 222-8883

Survey Address:
P.O. BOX 378
HESKON, CT 06248

www.hellstromsurveying.com
Email: hellstromsurveying@yahoo.com

DATE: MAY 17, 2025

IMPROVEMENT LOCATION SURVEY
PREPARED FOR
KAY M. WARREN
DEPICTING PROPOSED SEPTIC REPAIR
31 AMIDON DRIVE
ASHFORD, CONNECTICUT

SHEET NO. 1 OF 2
SCALE: 1" = 10'

DATE: MAY 17, 2025

MARCH 2025 LCIA TREASURER'S REPORT

	CURRENT YEAR 2024 - 2025			PREVIOUS YEARS ACTUAL	
	MARCH 2025	YEAR TO DATE	BUDGET 2024 - 2025	2023 - 2024	2022 - 2023
INCOME					
Taxes - Current	\$1,154.00	\$44,700.00	\$57,584.00	\$43,442.57	\$42,942.50
Past Tax + Interest + Fees	\$1,665.99	\$23,784.90	\$6,000.00	\$23,041.22	\$10,414.89
Donations		\$1,915.00		\$2,107.34	\$1,940.32
LCIA Hall Rental		\$0.00		\$0.00	\$0.00
Fundraising		\$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	\$6.11	\$38.94		\$66.62	\$47.49
Other		\$0.00		\$0.00	\$50.00
From Other LCIA Accounts		\$6,000.00		\$25.00	\$12.62
INCOME Totals	\$2,826.10	\$76,916.64	\$65,584.00	\$79,512.25	\$57,072.82
EXPENSE					
Hall Maintenance		\$7,256.21	\$500.00	\$0.00	\$150.00
Hall Utilities (Elec + Heat)	\$276.54	\$1,211.53	\$3,000.00	\$2,584.27	\$4,341.45
Office Expense	\$25.00	\$25.00	\$200.00	\$115.25	\$76.91
Bookkeeping Service	\$350.00	\$3,150.00	\$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	\$6,250.00	\$11,150.00	\$8,000.00	\$8,000.00	\$7,375.00
Insurance		-\$75.00	\$28,000.00	\$27,385.00	\$15,457.76
Legal Costs + Fees	\$2,500.00	\$3,202.37	\$500.00	\$10.00	\$312.00
Beach Maint + Recreation		\$3,783.58	\$3,500.00	\$6,577.78	\$1,155.00
Landscaping		\$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	\$9,401.54	\$39,551.12	\$65,900.00	\$88,894.93	\$47,337.98

8600 General Fund Balance			Other LCIA Bank Accounts		
March 1, 2025 Starting Balance	\$	81,144.33	0220 - Lake & Dam Maint Svg Acct	\$	5,910.59
Total Month Income	\$	2,826.10	6720 - LCIA Misc Savings Acct	\$	34,910.43
Total Month Expense		(9,401.54)	8960 - LCIA Special Use Ckg Acct	\$	26,428.67
Balance (thru March 31, 2025)	\$	74,568.89	Total	\$	67,249.69

March 2025 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		34,910.43	
Ending Balance		34,910.43	
8960 Special Use Checking Acct (Septic Fund)			
Beginning Balance		26,422.16	
Interest income		6.51	
Ending Balance		26,428.67	
8600 General Fund Acct			
Beginning Balance		\$ 81,144.33	
Income			
Current Taxes		1,154.00	
Delinquent Taxes + Interest		1,665.99	
Interest on checking acct		6.11	
Total Income		\$ 2,826.10	
Expense			
Eversource	Electricity	276.54	ACH
Stafford Savings	Safe deposit box	25.00	
Kristy Novitski	Bookkeeping	350.00	1786
Gregory Peck	Snow plowing	6,250.00	1786
Pullman & Comley	Legal fees	2,500.00	1787
Total Expense		\$ 9,401.54	
Ending Balance		\$ 74,568.89	
TOTAL OF ALL LCIA ACCOUNTS AS OF 3/31/2025		141,818.58	