LCIA Board Meeting Minutes – APPROVED - May 14, 2025

Date of Meeting: May 14, 2025 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Seth Kaufman (R)	Lynn Fontaine (R)
Carol Natitus (R)	Gerald Dufresne (R)	Mike Panek (R)	
Kay Warren (Alt)	Michael Paine (Alt)		

Board Members Absent: Linda Roy (S), Mary Griffin (R), Bill Cameron (Alt)

Public in Attendance: Carmen Hall, Bruce Souza

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.
   Line #48 updated to read: Jerry will dismantle and remove
   Motion to accept the minutes with changes made by Mike, seconded by Gerry, approved by unanimous voice vote with one abstention by Chris Fyler.

3. **Public Comments:** There were no public comments.

4. **Approval of Treasurer's Report:** Mike made a motion to accept the Treasurer's Report, Tom seconded, passed unanimously with one abstention by Chris Fyler

5. **Remarks by the President:** Marty advised of an incident that was reported by Tom.
   The hall door was left open by the Septic company, although the door was locked, it was not shut closed. Tom noticed later that evening the door was open and the lights were on. Tom checked the hall and everything seemed ok. Mike confirmed he instructed the Septic company he would leave the door locked but not shut in case they needed to access the hall for bathroom/electrical. In the future if you notice anything odd at the hall, give someone on the Board a call for assistance.
   Marty passed around a copy of the Summer 2025 Newsletter for any last minute updates/changes. Mailing of the newsletter will occur in the next two weeks.
   Chris will make updates to the current listing and send it to Mike for printing of labels. Mike will print the labels and send them to Marty for mailing the newsletters.

6. **Correspondence:** A letter was received from Jeff B from Skip's in reference to the septic system. Mike received an email from Ceasar Barrios regarding an illegal AirBNB located at 76 Lakeview where he detailed many concerns. Mike will share the email with the Board, including Marty who will send a letter to the Town of Ashford, copying the owner.

7. **Chairperson's Reports:**
   a. **Boat Launch and Boat Dock:** (Jerry Dufresne) – Jerry informed the Board that he has mowed the boat launch and cleaned up branches.
   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) – Tom provided the Board an update, Greg Peck has cleaned up Mothers Beach, put 4 yards of sand down and will add another 4-6 yards of sand when the beach isn't so wet. Marty will call A&D for the port-o-potties. Bill sent an email stating the float anchor has been poured and is setting and curing and will get it placed this week. Discussions also took place regarding signs for the beach. Mike will remove duplicate signage and replace as needed with new ones.
   d. **Dam:** (no Chairperson) – Mike Peppin, the owner of the Dam, has been mowing.
      HUGE THANK YOU MIKE PEPPIN! Greatly appreciated.
      Gerry stated more stone is needed on the left side of the embankment. (Jeff's side)
   e. **Environmental Chairperson:** (Ralph Sherman) – No updates. Not many geese at this point to do a round up.
   f. **Roads:** (no Chairperson) – Tom looked at Ashford Dr, the pipe going across is inches from the surface. Greg Peck replaced the culvert pipe and pitched it. Will need to add gravel to this area. Amidon water pipe has also been completed.
   g. **Fund Raising:** (Mary Griffin) – Chris provided an update received by Mary. Cinco De Mayo brought in a total of $248. 50/50 raffle $111, door $117, $20 donation.
      Shout out to Carol Natitus who won the 50/50 raffle and donated it back to LCIA.
      Thank you Carol!
   h. **Tax Collection:** (Mike Panek & Tom Martin) – Mike has sent reminder letters to all owners who have not paid the 2024-2025 taxes. Tom suggested we need to send out liens especially if they owe 2 years. Current back taxes owed at this time is $43,450. Reminder letters for those individuals total an outstanding balance of $10,261. More discussion regarding liens will take place at a later meeting.
   i. **Hall:** (Lynn Fontaine) – Mike reports the men's bathroom needs to be looked at, the valve is broken on the toilet and the sink faucet is off. The leaching field has been completed. The pump chamber and holding tank has also been completed. The alarm was suggested to be placed outside the building, however, the Board agreed it should remain inside the building.
   j. **Website:** (Linda Roy) – No update.

8. **Old Business:** Signs for the annual meeting are available in the hall and have been updated with the new dates. Lynn volunteered to put them out two weeks prior to the annual meetings.

More discussion on replacing the tables at the hall. We continue to shop for prices.

9. **New Business:** Mike handed out a proposed budget for 2025/26 for review. We will discuss this budget in our June Monthly meeting in preparation for our Annual Budget meeting. It's suggested that the category for the septic fund be changed as it will no longer be needed.
10. **Adjournment:** Gerry moved for adjournment at 8:13 PM, seconded by Tom, approved by unanimous voice vote.

APRIL 2025 LCIA TREASURER'S REPORT

	CURRENT YEAR 2024 - 2025			PREVIOUS YEARS ACTUAL	
	APRIL 2025	YEAR TO DATE	BUDGET 2024 - 2025	2023 - 2024	2022 - 2023
INCOME					
Taxes - Current	$708.00	$45,408.00	$57,584.00	$43,442.57	$42,942.50
Past Tax + Interest + Fees	$106.48	$23,891.38	$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	$6.75	$45.69		$66.62	$47.49
Other		$0.00		$0.00	$50.00
From Other LCIA Accounts	$4,000.00	$10,000.00		$25.00	$12.62
INCOME Totals	**$4,821.23**	**$81,737.87**	**$65,584.00**	**$79,512.25**	**$57,072.82**
EXPENSE					
Hall Maintenance	$4,000.00	$11,256.21	$500.00	$0.00	$150.00
Hall Utilities (Elec + Heat)	$299.02	$1,510.55	$3,000.00	$2,584.27	$4,341.45
Office Expense		$25.00	$200.00	$115.25	$76.91
Bookkeeping Service	$350.00	$3,500.00	$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		$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		$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 / H20 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	**$4,649.02**	**$44,200.14**	**$65,900.00**	**$88,894.93**	**$47,337.98**

8600 General Fund Balance		
April 1, 2025 Starting Balance	$	74,568.89
Total Month Income	$	4,821.23
Total Month Expense		(4,649.02)
Balance (thru April 30, 2025)	**$**	**74,741.10**

Other LCIA Bank Accounts		
0220 - Lake & Dam Maint Svg Acct	$	5,910.59
6720 - LCIA Misc Savings Acct	$	34,895.76
8960 - LCIA Special Use Ckg Acct	$	22,428.67
Total	**$**	**63,235.02**

April 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	
Safe deposit box		(25.00)	
Interest income		10.33	
Ending Balance		**34,895.76**	
8960 Special Use Checking Acct (Septic Fund)			
Beginning Balance		26,422.16	
Transfer to general checking		(4,000.00)	
Interest income		6.51	
Ending Balance		**22,428.67**	
8600 General Fund Acct			
Beginning Balance		$ 74,568.89	
Income			
Current Taxes		708.00	
Delinquent Taxes + Interest		106.48	
Transfer from Septic fund		4,000.00	
Interest on checking acct		6.75	
Total Income		$ 4,821.23	
Expense			
Eversource	Electricity	299.02	ACH
Kristy Novitski	Bookkeeping	4,000.00	1789
Kristy Novitski	Bookkeeping	350.00	1790
Total Expense		$ 4,649.02	
Ending Balance		**$ 74,741.10**	
TOTAL OF ALL LCIA ACCOUNTS AS OF	**4/30/2025**	**137,976.12**	