

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.

LCIA Board Meeting Minutes – APPROVED - June 11, 2025

Date of Meeting: June 11, 2025 - This meeting was held at Pirzl Hall.

Board Members:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (T)	Linda Roy (S)
Seth Kaufman (R)	Gerald Dufresne (R)	Mike Panek (R)	Mary Griffin (R)
Lynn Fontaine (R)	Kay Warren (Alt)		

Board Members Absent: Carol Natitus (R), Michael Paine (Alt), Bill Cameron (Alt)

Public in Attendance: Liz Provencher, Ralph Sherman, Carmen Hall, Phil Silverstein, Irwin Krieger

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. Corrections needed were as follows: Line 70 remove the s in fields, Line 82 remove the word First, Line 83 change It' to It's. Motion to accept the minutes with changes was made by Mike, seconded by Jerry, approved by unanimous voice vote with abstentions by Linda Roy, Mary Griffin.
3. **Public Comments:** Irwin reported that he attended the P&Z Meeting where the Short Term Rental policy was discussed. They P&Z will be making changes to the application process and the requirements for the operation of Short Term Rentals in Ashford. He also informed the Board that there will be a public hearing at the July meeting in reference to possible changes to zoning of the IID area by the highway and other similar areas in Ashford. Liz made the Board aware of an issue with numerous vehicles being parked along Oak Drive which at one point prevented emergency vehicles from having close access to a home where assistance was needed. She also said there was a vehicle that appeared to not be registered parked on the road. It was suggested the unregistered vehicle was a State Police issue and she should report that to them. Tom said he would follow up with the Fire Chief in reference to cars blocking access along Oak Drive.
4. **Approval of Treasurer's Report:** Jerry made a motion to accept the Treasurer's Report, Tom seconded, passed unanimously with one abstention: Chris Fyler. Chris will transfer the designated money into the three special funds (Roads, Septic, Dam), which will be reflected in the June Treasurer's Report.
5. **Remarks by the President:** Marty expressed his thanks to Mike Panek for taking care of printing and mailing the newsletter. He also thanked Mary and her team of volunteers for all the great work at the two beaches.

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- 39 6. **Correspondence:** In reference to a concern about the dead tree that acts as a perch for eagles
40 and osprey, Jerry informed Irwin that the tree will remain standing and will not be part of the
41 tree removal on the island.

42 Marty read a letter that he just received from the Inland Wetlands and Waterways Commission
43 in reference to the issue of sand deposited into the lake at 73 Lakeview Drive. It has been
44 determined that no action will be taken in reference to this matter by the Commission. The
45 Board found several inaccuracies in the information expressed and has decided that a response
46 letter needs to be sent. Marty will share the letter via email so Board members can review it
47 and send any response that they think needs to be included in the letter. He will then draft a
48 letter to forward to the IWW.

49 Marty also referred to a letter that was read at the May meeting referencing concerns about
50 the Short Term Rental at 73 Lakeview Drive. After closer review the Board has decided that they
51 have little authority to take action on the concerns expressed. Since it is the Town of Ashford
52 Planing and Zoning which has jurisdiction over Short Term Rentals, the Board will forward a
53 letter making them aware of any properties advertised on AirBnB and VRBO so they may follow
54 up with the owners about following the necessary regulations.

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56 7. **Chairperson's Reports:**

- 57 a. **Boat Launch and Boat Dock:** (Jerry Dufresne) – Jerry has cleaned and mowed the
58 boat launch area. He will be placing a new sign in a more visible location by the
59 launch.
- 60 b. **Constable:** (Jerry Dufresne) – State Police are still asking everyone to be certain to
61 lock their cars, sheds, homes, and garages as break-ins are still prevalent in the
62 state, though not immediately in the Lake Chaffee area at this time.
- 63 c. **Beaches – Main & Mothers:** (Liz Provencher, Mary Griffin) – Mary reported that
64 with the help of several volunteers the beaches have been cleaned, the ropes are in
65 place, and the raft at Main Beach is back in place with a new anchor. She is grateful
66 for all the help she has received to prepare the beaches for the summer. Porta-
67 potties are now in place. Mothers Beach will be getting more sand and the new
68 signs will be placed there in the near future. A designated boat launch area will be
69 indicated so residents with small boats can launch by the side, away from the roped
70 in swim area. Reminder: no boats should be left at the beaches.
- 71 d. **Dam:** (no Chairperson) – Jerry will take care of adding stone to the embankment as
72 soon as that area has dried out enough for him to drive on the property.
- 73 e. **Environmental Chairperson:** (Ralph Sherman) – There are approximately 30 geese
74 currently on the lake. It was decided that the number does not warrant the
75 spending of money to mitigate them at this time. Money will be put in the budget
76 for 2025-26 in case the need arises next year.

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- 77 **f. Roads:** (no Chairperson) – A survey of the dirt roads will be done before the June
78 meeting so it can be determined what work needs to be done at this time. Marty
79 will drive the roads and make notes so an estimate can be obtained for repairs.
- 80 **g. Fund Raising:** (Mary Griffin) – Mary is making plans for the Summer Kick-off Picnic
81 which will be held immediately following the June Budget Meeting on June 22nd.
82 LCIA will be providing hotdogs, burgers, chips and drinks at no charge. Residents are
83 encouraged to come to the meeting and stay for the gathering and to bring along a
84 side dish or dessert to share. A basket raffle will also take place.
- 85 **h. Tax Collection:** (Mike Panek & Tom Martin) – Mike says that the reminder letters
86 for those who have not paid their 2024 taxes were very successful.
- 87 **i. Hall:** (Lynn Fontaine) – Repairs to the Men’s restroom have been made. Jerry will
88 fix the faucet issue in the kitchen.
- 89 **j. Website:** (Linda Roy) – Nothing to report.

- 90 **8. Old Business:** The Board was reminded that Linda will not be continuing as Secretary
91 once her term ends in July. With elections coming soon it is hoped that all positions will
92 be filled.

93 Suggestions were made about what to do with the Septic Fund category in the budget
94 since that issue has been handled and will soon be completed. This will be discussed at
95 the June Budget Meeting.

- 96 **9. New Business:** The board reviewed the proposed budget for 2025-26. A few
97 suggestions were made and noted. The budget will be presented at the meeting on
98 June 22 for voting by the LCIA Membership. The process will be as it has been handled
99 in the past.

100 Discussion of the Nomination and Election Process for July, and the matter of how to
101 deal with illegal use of roads by ATV/dirt bike users have both been tabled for later
102 discussion.

- 103 **10. Adjournment:** Tom moved to adjourn at 8:37 with Lynn seconding.
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