

**LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC.
PO Box 231, Ashford, CT 06278**

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LCIA Board Meeting – February 11, 2026 – DRAFT

Date of Meeting: This meeting was held at Pirzl Hall.

Board Members:

Mike Panek (P)	Tom Martin (VP)	Erin Szela (S)	Chris Fyler (T)
Gerald Dufresne (R)	Mary Griffin (R)	Carol Natitus (R)	Seth Kaufman (R)
Phil Silverstein (R)	Lynn Fontaine (R)		
Joseph Hall (Alt)	Liz Provencher (Alt)	Kay Warren (Alt)	

Public in Attendance: Carmen Hall and Caesar Barrios.

1. **Call to Order/Seating of Alternates:** Mike called the meeting to order 6:32pm.
2. **Approval of Minutes:** January 14, 2026 Minutes – Motion to approve by Jerry, seconded by Tom, all in favor of approval. Passed.
3. **Public Comments:** None
4. **Approval of Treasurer’s Report:** January 2026 Report – Motion to approve by Jerry, seconded by Phil, all in favor of approval. Passed.
5. **Remarks by the President:** None
6. **Correspondence:** Two tax emails with questions resolved. Chris and Mike took care of tax inquires together. Phil and Kay brought up access to the Hall.
7. **Chairman’s Reports:**
 - a. **Boat Launch and Boat Dock:** (Jerry Dufresne) Mike noted, Jerry cleared the boat launch of snow.
 - b. **Constable:** (Jerry Dufresne) Pretty quiet around the lake.
 - c. **Beaches – Main & Mothers:** (~~Liz Provencher~~, Mary Griffin) N/A
 - d. **Dam:** (no Chairperson) N/A
 - e. **Environmental Chairperson:** (Ralph Sherman) N/A
 - f. **Roads:** (Phil Silverstein) 20-inch snowstorm, no calls about plowing. Will be seeking to get Greg Peck more sand on the roads to help combat the ice we’ve had. Snow from 2/10/26, light amount, but no plowing done. Board feels that plowing was not needed based on type and temperature. Contract with Greg Peck has been in place for 8 years, Kay notes that contract may contain language that he will not plow for more than 2 inches. Currently, LCIA has paid for snow plowing for December only. January bill has not been received. Mike noted that the contract is based on how many times Greg plows rather than a set rate for the full winter.
 - g. **Fund Raising:** (Mary Griffin) N/A
 - h. **Tax Collection:** (Tom Martin) N/A

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39 i. **Hall:** (Lynn Fontaine) Tom asked Chris about an invoice for propane, no invoice has been
40 received to date. Delivery was week prior to the meeting.

41 **8. Old Business: 1. Respond to the two written complaints from Carmen Hall.** Regarding the
42 complaints, on Friday January 13th Mike sent an email to Mike D’Amato and sent complaints.
43 Complaints were similar about local residence and signage. Mr. D’Amato noted to Mike that the
44 town does not see anything actionable at this time. Carmen Hall noted that it is freedom of
45 speech. **2. Ordinance discussions - draft review.** Mike emphasizes this is only a draft at this
46 time, like will take multiple meetings. See Exhibit A for draft. **3. Abandoned cars in Hall parking**
47 **lot.** Mike noted there are two abandoned cars and the three pickups that were sitting here
48 when board members arrived. Pickups appeared to be teenagers hanging out, not causing
49 mischief, this is a public area and they are not causing any issues. Abandoned cars, two options
50 we can find out whose they are or we sticker them and provide a date that they need to be
51 moved or will be towed. There are some steps the tow company would need to take before this
52 could happen. Mike opened to the board for suggestions. Tom suggested that there should be
53 something included in the snow ordinance that they need to be moved during plowing times.
54 Jerry suggested an ordinance that states parking on LCIA property during snowstorms. Phil
55 noted that the Hall is an overflow lot, Mike clarified that it is not an overflow lot but to assist
56 with property owners who do not have parking on their land. Lynn and Kay noted that the
57 bulletin board needs to be plowed as well. Chris suggested signs that indicate “Authorized
58 Parking Only” that would not allow the public to park there and keep all access points cleared
59 yearlong. Tom’s suggestion could take care of future issues of parking. Kay suggested potential
60 dates included in the ordinance for winter/plowing. Board agreed that sticker, two weeks’
61 notice, and tow would be the best process for any abandoned cars during winter. Motion to
62 approve made by Erin, seconded by Tom, all approved. Motion passed. Jerry noted Showcase as
63 a potential tow company and Kay/Lynn noted Whitehouse. Mike will collect data and call
64 companies to get information.

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66 **9. New Business:** N/A

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68 **10. Adjournment:** Motioned to adjourn meeting made by Jerry, seconded by Mary. Meeting
69 adjourned at 8:50pm.

Exhibit A

BEACH ORDINANCES

LC 0 1-1 A ~~9:00 p.m.~~ sunset curfew on all Association beaches, islands and all other Association property exclusive of Chaffee Hall. Any disturbance after ~~9:00~~ 10:00 p.m. or before 8:00 a.m. will be considered a breach of peace. **FINE:** \$60.00 for each occurrence.

LC 0 1-2 Dogs are not allowed on Association beaches or in the water at Association beaches. **FINES:** \$60.00 for each occurrence.

LC O 1-3 The drinking of alcoholic beverages is forbidden on Association beaches, roads, islands, boat launch, boat dock, and all other Association property exclusive of Chaffee Hall. **FINE:** \$60.00 for each occurrence.

LC 0 1-4 No swimming at Association boat launch or boat dock area. **FINE:** ~~\$25.00~~ 50.00 for each occurrence.

LC 0 1-5 Children twelve (~~12~~ 10) years old and younger are not permitted to swim be in the water at the Association beach areas without a person over 18 years old supervising. **FINE:** ~~\$60.00~~ \$100.00 for each occurrence.

LC 0 1-6 No boats of any kind are permitted inside designated swimming areas. This includes the launching (**except in designated areas**) or removing boats from the lake. **FINE:** ~~\$60.00~~ \$100.00 for each occurrence.

LC 0 1-7 No glass objects are permitted on or around Association ~~beach areas~~ properties. **FINE:** ~~\$60.00~~ \$100.00 for each occurrence.

LC 0 1-8 7-1 No floating rafts are allowed except for those at the Association beaches, unless you own a lakefront property, and have written approval from the Board of Directors of the Association. **FINE:** \$20 per day until approval from the Board. Existing rafts as of _____ will need Board approval within 60 days of the acceptance of this ordinance to remain in the lake.

LC 0-1-9-7-2 Docks that are anchored to the shoreline can be no more that 100 sq feet in total area and cannot be installed or replaced ~~with-out~~ without Board of Directors approval.

DRIVEWAY ORDINANCE

LC 01-8 No approach or driveway to any road maintained by the Association shall be constructed or existing driveways improved unless a permit is issued prior to construction by the Board of Directors.

The landowner or agent shall install all drainage pipes, culverts, headwalls, catch basins, and ditches and perform any grading deemed necessary by the Board of Directors or its agent to protect the abutting Association roads.

The landowner or agent shall be liable for any damage done to any Association road in the construction of such approach.

All permits shall expire twelve (12) months from the date of issue unless renewed by the Board of Directors or its agent and all construction must be completed before its expiration.

Any driveway with a grade downward towards an Association road must be oiled or paved. The Board of Directors will determine which method is acceptable.

Any landowner, firm, or corporation who violates any part of this ordinance shall be **FINED**: \$100.00 per day until violation is corrected.

RUBBISH AND GARBAGE ORDINANCE

~~LC 0 1-9 Every person owning or occupying any Lot or building shall be held responsible for placing garbage in watertight covered containers on some part of their premises for removal. The removal of said garbage shall be in the most sanitary manner possible no less than once a week. The word garbage as used herein shall be construed to mean all kinds of offal, swill, or other kitchen refuse, or waste liable to decay.~~

~~No waste, paper, old clothing, appliances, furniture, bedding, ashes, vegetable, or animal matter or refuse or rubbish of any kind shall be thrown or placed on any roads or property within the limits of the Association. Absolutely no rubbish shall be disposed of in the lake. The word rubbish shall be construed to mean and include waste paper, cut or waste grass, leaves, brush, tin cans, bottles, and other glass or metal containers. The removal of said items herein shall be done in the most sanitary manner possible no less than once a week.~~

~~Any person who shall violate any provisions of the Rubbish and Garbage Ordinance shall forfeit and pay the Association \$60.00 **FINE** for each offense and every 24 hours of continuance of such violation shall be deemed a separate offense.~~

Every owner or occupant of any lot or building within the Association shall be responsible for the proper storage of garbage on their premises. All garbage shall be placed in watertight containers with secure covers and always maintained in a sanitary condition.

Garbage shall be removed from each premises in a sanitary manner, ~~no less than once per week~~. for purposes of this ordinance, **“garbage”** shall mean all kitchen refuse and waste liable to decay.

No person shall throw, place, dump, or permit the accumulation of any rubbish, refuse, or waste materials on any road, common area, or property within the limits of the Association.

Absolutely no rubbish or waste of any kind shall be disposed of in the lake. For purposes of this ordinance, “rubbish” shall include, but not be limited to:

- Wastepaper
- Grass clippings, leaves, brush, or yard waste
- Old clothing, furniture, appliances, or bedding
- Ashes
- Vegetable or animal matter
- Tin cans, bottles, glass, or other metal or glass containers
- Refuse or debris of any kind

~~All rubbish and refuse shall be removed from the premises in a sanitary manner no less than once per week and disposed of in accordance with applicable laws and Association rules.~~

Any person who violates any provision of this Rubbish and Garbage Ordinance shall be subject to a **FINE: \$60.00 per offense.**

Each 24-hour period during which a violation continues shall constitute a separate and distinct offense.

VEHICLE ORDINANCES

LC 01-10 Speed limit of 15 miles per hour on all roads controlled by the Association. **FINE:** \$60.00 per each occurrence.

LC 01-10-1 No parking is allowed on Association roads (same as Town roads) at any time. This will be considered as obstructing traffic. Each day will be treated as a separate occurrence. **FINE: \$10.00 \$25.00.**

LC 01-10-2 No parking is allowed at any time on Association property with the exception of the parking area at Chaffee Hall, designated areas at the beaches and the boat launch. Vehicles will may be towed at owner's expense. **FINE: \$25.00 \$60.00** for each occurrence and every 24 hours of continuance shall be deemed a separate offense. In the event of a snowstorm, parking will be restricted until plowing is completed.

LC 01-10-3 No unregistered motor vehicles shall be allowed on Association roads and or property. Any motor vehicle owner and/or operator who violates this shall be **FINED** \$60.00 for each occurrence and every 24 hours of continuance shall be deemed a separate offense.

LC 01-10-4 No motor vehicle shall be operated except on established Association roads. Any person operating a motor vehicle in violation of this shall be **FINED:** \$60.00 for each occurrence. *

LC 01-10-5 The Owner of Any motor vehicle using Association roads and/or property and weighing more than 20,000 pounds gross weight must post a ~~\$500.00~~ **\$2,000** cash or to be cashed check as a deposit to insure reparations to the Association in the event said vehicle causes

damages to Association roads and/or property. The ~~landowner~~ **vehicle owner** is responsible for posting said deposit.

Said deposit is to remain in effect for as long as the said vehicle is using Association roads and/or property. Said deposit may be refunded upon presenting to the Association satisfactory proof that said motor vehicle is no longer using Association roads and/or property and an inspection of roads are done by the Board of Directors or its agent.

Any property owner having a motor vehicle use Association roads and/or property without having the required ~~\$500.00~~ **\$2,000** deposit, shall be subject to a **FINE: of \$60.00 for each offense and every 24 hours shall be deemed a separate offense. \$75 per day until deposit is posted.** Motor vehicles that are exempt are ~~heating oil~~ **fuel** delivery trucks, **septic tank trucks, trash haulers (except large roll off dumpster trucks), honey wagons** and vehicles used for contracted Association services. *

* The definition of "Motor Vehicle" is the same as that used in the Connecticut General Statutes Section 14-1(26).

LC 01-10-6 Golf Carts, Motor Scooters, Minibikes, Quad Wheelers, A.T.V.'s or any other motorized transportation not able to be registered and insured with the State of CT are prohibited from any roads within the Association, public or private. FINE: ~~\$50.00~~ \$75.00 per occurrence.

ENVIRONMENTAL ORDINANCES

LC 01-11 The parking, indefinitely of more than one inoperable and/or unregistered vehicle as covered by this Ordinance is declared to constitute a pollution and/or esthetic nuisance detrimental to the community.

~~It shall be unlawful for any person, tenant, occupant or the owner of property to park or permit to be parked any inoperable and/or unregistered vehicle on any unenclosed property within 100 feet of any street or property line within the limits of the Association.~~

The storage of an inoperable and/or unregistered vehicle on property shall be subject to the conditions that:

1. No hazard shall be created or maintained such as:
 - a. All broken glass or partially detached parts shall be either removed and disposed of as rubbish or secured in manner to prevent hazard.
 - b. Truck or storage compartments, **doors** shall be kept locked or otherwise secured adequately to prevent possible entrapment of any person.
 - c. Wheels or tires shall not be removed from the vehicle except for repair and shall be replaced immediately.
 - d. The vehicle shall not be elevated or blocked in any unsafe manner.

e. All parts or components removed from the vehicle shall not be stored in the open.

2. The vehicle may be parked ~~only in the rear yard of the residence.~~ **only in a manner that does not constitute a pollution and/or esthetic nuisance detrimental to the community.**

3. No violation of zoning ordinances or any other applicable ordinance or statute shall be created.

4. No more than one (1) unenclosed, inoperable, unlicensed vehicle shall be permitted on any premises.

A **FINE** of ~~\$100.00~~ **\$250.00** will be levied to the property owner for every vehicle not removed. Each month that the violation exists shall constitute a separate and distinct offense.

LC 01-11-1 No detergents, soaps, or cleaning powders containing more than a trace of phosphorous shall be used in any home included in the Association. **No poisonous products shall be used for rodent control in any home included in the Association.** **FINE:** ~~\$60.00~~ **\$100.00** for each occurrence.

LC 01-11-2 No dirt, sand, gravel, or stones may be deposited on the lake bottom or other Association property unless an equal volume of sediment is removed from the same site. However before any work can be done in the lake, the Association's Board of Directors or its agent must grant permission. **FINE:** ~~\$60.00~~ **\$250.00** for each occurrence.

LC 01-11-3 Dumping oil of any kind or any automotive fluids directly into the lake, culverts, or any property within the limits of the Association is prohibited. **FINE:** \$1,000.00 for each occurrence.

LC 01-11-4 No internal combustion engines are allowed in, on, or over the lake except for snow blowers to be used for the express purpose of snow removal. Containers of gas or oil are prohibited on the ice. Fueling must be done on shore. **Any gas powered motor, not being used "tipped", but attached to a boat in the lake must be covered by a plastic bag to prevent dripping fluids.** **FINE:** ~~\$60.00~~ **\$100.00** for each occurrence.

LC 01-11-5 No feeding of geese or ducks are allowed within territorial limits of the Association. **FINE:** ~~\$75.00~~ **\$100.00** for each occurrence.

MISCELLANEOUS

LC 01-12 No firearms, air guns, bows and arrows or slingshots are to be used within territorial limits of the Association. **FINE:** ~~\$60.00~~ **\$100.00** for each occurrence.

LC 01-12-1 ~~Lake fishing will always be on a catch and release basis for all residents.~~ **allows a limit of two fish (one bass) per day to be kept, with no limit on pickerel.** **FINE:** **\$100.00 for each occurrence.**

LC 01-12-2 The lake has a speed limit for any vessel/boat of a maximum of 5 MPH. FINE: ~~\$50.00~~ \$100.00 per occurrence.

LC 01-12-3 Fence Ordinance – No fence shall be installed without approval by the Board of Directors, and no fence shall be installed at a height of over 6 feet, and no fence shall impede the sight lines of the lake for residents' lake or non-lakeside. FINE: \$250.00 per occurrence without approval.