

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

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**LCIA Board Meeting – April 8, 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)	<del>Mary Griffin (R)</del>	Carol Natitus (R)	<del>Seth Kaufman (R)</del>
Phil Silverstein (R)	Lynn Fontaine (R)		
Joseph Hall (Alt)	<del>Liz Provencher (Alt)</del>	Kay Warren (Alt)	

**Public in Attendance:** Carmen Hall, Cesar Barrios, and Robert Guerin

1. **Call to Order/Seating of Alternates:** Meeting called to order by Mike at 6:33pm.
2. **Approval of Minutes:** March 11, 2026 Minutes. Motion to approve made by Tom, seconded to Chris. Lynn abstained. Approved.
3. **Public Comments:**
4. **Approval of Treasurer’s Report:** March 2026 Report. Mike commented about \$6,150 for snow removal, year to date \$18,275. Motion to approve made by Lynn, seconded by Carol. Chris abstained. Approved.
5. **Remarks by the President:** N/A
6. **Correspondence:**
  1. **Email Katie Asselin – Armitage Ct. Drainage issue.** Mike noted that we’ve had this in the past, immediately contacted Phil who contacted Greg Peck. Issue was addressed.
  2. **DEEP letter – Dam.** 5-year annual inspection on the dam, due anytime during the calendar year 2026. Mike contacted Carl A., who has previously done the inspection, to get a quote.
  3. **Email asking about geese.** Will be addressed later in the meeting.
  4. **LCIA New Property Tax Letter** Attorney responded that LCIA would need to contact the town for past tax collection issue that was received. Tax collector does not have the authority to waive or cancel a tax collection, Board of Selectmen would need to review/approve, remaining balance would fall to LCIA for tax collections. Current amount of back due taxes for the years past owner did not pay is \$1,487.14. Waiting to see results if waived LCIA would be liable for \$735.04. Discussion occurred on how much LCIA would need to pay depending on results for the two amounts.
  5. **(related to item 4) Email Albert Tilley Ashford Dr. About leaning tree from neighbor – advised with info.** This is potentially on LCIA property.
  6. **Lynn Fontaine – Tree issue.** Not on land owned by the LCIA, Mike to share whose property the tree is on directly with Lynn.
7. **Chairman’s Reports:**
  - a. **Boat Launch and Boat Dock:** (Jerry Dufresne) Sign for the boat launch will be stained and installed soon. Will likely need to clear a dead tree as well but need to wait for warmer weather. Docks will need to be addressed as well.

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- 39           **b. Constable:** (Jerry Dufresne) N/A
- 40           **c. Beaches – Main & Mothers:** (~~Liz Provencher, Mary Griffin~~) **1. Open up schedule? 2. Porta**
- 41           **potties.** Mike will follow up with both Mary and Liz on opening and setting up the beaches.
- 42           Discussion about potentially not getting the porta potties to help offset the cost of snow
- 43           removal.
- 44           **d. Dam:** (no Chairperson) Mike (neighbor to the dam) will be mowing it.
- 45           **e. Environmental Chairperson:** (Ralph Sherman) **1.** Ralph not in attendance but will return
- 46           next month. Need authorization for Ralph to continue doing the water testing. Motion to
- 47           approve Jerry, seconded by Tom. Approved. **2. Geese discussion** Mike reached out to Tim in
- 48           the Wildlife Services (he was used in the past). Waiting to hear back to ensure that we are in
- 49           line with the necessary paperwork for round-up options.
- 50           **f. Roads:** (Phil Silverstein) Good until next year. Armitage Road cracks noted by Kay.
- 51           **g. Fund Raising:** (~~Mary Griffin~~) **1. Discuss lake summer newsletter.** Mike will connect on
- 52           specific items with Mary. Mike suggested moving the lake lowering vote from August
- 53           meeting to June meeting. Discussion on if LCIA should notify town yearly that the vote is
- 54           coming up/get approve to lower ahead of time and then wait to see what the vote leads to.
- 55           Board agreed that Mike will take the appropriate steps to provide advance notice via
- 56           paperwork, lake lowering vote will be held at the August meeting.
- 57           **h. Tax Collection:** (Tom Martin) **1. Added 1 lien for back taxes.** Mike was authorized last
- 58           month to place the liens—Mike set up 17 new liens, make a total of 29 now. Removed lien
- 59           against the new LCIA property.
- 60           **i. Hall:** (Lynn Fontaine) **1. Rental rate discussion.** Water is on in the hall, septic system is all set
- 61           now. Discussion with Mike, Tom, and Lynn that there should be a vote on the rental amount
- 62           but a good start would be \$275 for a 4-hour period (discount of \$250 if LCIA member), \$400
- 63           for the day/event, free for bereavement. Taxes need to be up to date. Should have a cap of
- 64           hours. Potential numbers for members: \$150 for 4 hours, \$200 for 6 hours, \$75 for any
- 65           additional hours over 6. For non-members: \$400 for 4 hours, \$550 for 6 hours, \$75 for any
- 66           additional hours over 6. 10pm closing time. Tom made motion to approve new rates,
- 67           seconded by Phil. Approved.
- 68           **8. Old Business: 1. Ordinance – Final draft discussions.** Want to mail the newsletter, copy of the
- 69           ordinances, letter of what will be happening this summer voting-wise, and include that this will
- 70           be on the June General Meeting agenda. These ordinances will also be posted on the website.
- 71
- 72           **9. New Business: 1.** Erin/Jerry will paint road signs with white backing and black lettering. **2.** Jerry
- 73           has a canoe and a kayak that were left over the past seasons, he would like to post for selling as
- 74           no one has claimed them the entire winter.
- 75
- 76           **10. Adjournment:** Motion made to adjourn the meeting by Jerry, seconded by Erin. Meeting
- 77           adjourned at 8:04pm.