

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

1 **LCIA Board Meeting – May 13, 2026 - DRAFT**

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

3 **Board Members:**

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

8
9 **Public in Attendance:** Carmen Hall, Cesar Barrios, Ralph Sherman, Kerry Cyganiewicz, Emily
10 Cyganiewicz, Paul Cyganiewicz, Lisa Whiteway, and Robert Stouz.

- 11
- 12 **1. Call to Order/Seating of Alternates:** Meeting called to order by Mike at 6:31pm, no alternates
13 needed to be seated. Mike provided a reminder about the sign-in-sheets for public attendance.
 - 14 **2. Approval of Minutes:** April 8, 2026 Minutes. Jerry made motion to accept, Tom seconded. Mary
15 and Seth abstained, motion passed.
 - 16 **3. Public Comments:** Lisa Whiteway – noted having comments on the Ordinances. Mike noted that
17 the Board has been meeting for the past four months on the Ordinances, taking feedback from
18 the public in attendance at those meetings, to update/remove/add information and clarity.
19 **Kerry:** How are these Ordinances are going to be enforced, are the public able to assist? First
20 line of reporting would be Mike as President. Kerry continued on regarding unregistered
21 vehicles and noted LC 26-10.6 asking for clarification on a specific moped – cannot be insured
22 but if it is legal on State roads then it would be legal on Association roads. Road updates seeking
23 clarification on the road repairs, what is the budget: \$5k per year per Mike. Funds have been
24 spent to date this year on road wash-out, potholes, etc., and documented within the Treasury
25 report. Current year’s budget is maxed out, but if something were to happen and need to be
26 included in the budget it would be pulled from the “Rainy Day” fund. Erin will confirm that
27 budget is posted online as well as on the bulletin board monthly.
28 **Kerry** noted weed containment in relation to the lake lowering. Lake maintenance questions will
29 come from the vote in August – it is strictly on a vote every year. Kerry asked about an outside
30 source, such as UConn, to review and study the weeds. UConn has done a review in the past,
31 noting that none of them are invasive. Geese droppings – mitigating the issue and will have
32 another review brought to the board this year. 3% increase for fees is listed in the Charter. Kerry
33 noted that the public playground in around the corner, close to the woods—seeking clarification
34 about any lighting. There are no lights or cameras on the playground. But location and such for
35 the playground was voted in previous years (was built two years ago). The yearly fee is not
36 optional and that would be inaccurate information provided by the previous homeowner. Road
37 plowing or what specific roads are taken care of by the road is built into Charter which cannot
38 be changed. Mike noted as a reminder that we meet every second Wednesday of the month.
39 Agenda as well as meeting minutes are posted on the bulletin board attached to the Hall. Kerry

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40 also noted the public could be interested in broadcasting the meeting, but we are a limited
41 smaller association.

42 **Carmen:** noted that in a previous year it was mentioned to potentially seek a grant from the
43 town or state to apply for funding for paving roads. Mike previously looked into it and,
44 unfortunately, based on our size as an entity in the State's eyes we would be so far down the list
45 that . Mike also noted that he also looked into the potential of the LCIA would be able to get a
46 loan from a private lender to get funding for the roads—the price of road repairs has drastically
47 increased over the past few years. The Board has been putting funding away every month of the
48 year to save up funds to get.

49 **Lisa:** noted the Hall looks a lot better than in the past, is there anything the public can do to
50 assist to make it look more attractive to get it rented out. Mike noted a member of the
51 association volunteers each year to plant and put out mulch every year in front of the hall, so
52 the best thing the public can do is to donate their time. Tom also noted that this is the first year
53 the septic system has been repaired in order to rent the hall out now. Lisa sought clarification
54 on who to contact on how to volunteer their time—for Hall requests, reach out to Lynn Fontaine
55 other requests you can reach out to Mike. Lisa asked about the reasons behind the new fence
56 ordinance—Tom noted that there have been multiple issues around the lake that have been
57 related to sightlines. Lynn noted that the board lives here and want the lake to be beautiful and
58 accessible for all, the fence ordinance is to ensure everyone is able to enjoy the lake.

59 Clarification on changes to existing driveways or new ones—dirt or not, that is to ensure that
60 runoff does not create issues with Association roads such as wash-outs. Parking is limited/no
61 parking on the roads – Association areas are allowable for parking (the beaches, the halls, the
62 boat launch, etc.). This is important for emergency responses as well.

63 **Robert:** sought clarification for properties that have garbage or metals, etc. which is covered
64 under a separate ordinance outside of the motor vehicle ordinances.

65 **Lisa:** also seeking additional clarification on soap use – Tom clarified it is related to products
66 containing phosphorus. Lisa continued about the water level and the weeds, Mike noted that
67 the lake level has been the same level for the past 10 years because the spillway controls it—
68 sediment may have increased at the bottom. Beach has been cleaned by the committee—this is
69 done weekly as well by Mary and any volunteers; the landscaper comes every year and rototills
70 the beaches prior to the start of the summer. Lisa noted the raft needs to be put out further
71 because it is in too shallow of water at this time. Tom noted that we can look into using longer
72 ropes to ensure the raft is out further.

73 **Robert:** noted that volunteers helped to fix the ladder, Mary clarified that someone built a
74 ladder onto the raft but it was not sanctioned by the Board and was unsafe. It was removed and
75 Mary had a new metal one installed and that is the only approved one. Lisa noted when she was
76 able to buy her father's house, the area was looking a little rundown but in the recent year she
77 has really seen a difference and properties are looking really good.

78 **Kerry:** confirming if compost is allowed – confirmed that it is.

79 **Emily:** asked for clarification on how many taxpayers are on the lake, Mike noted there are 2044
80 individual taxpayers.

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- 81 **4. Approval of Treasurer’s Report:** April 2026 Report. Chris noted the month was quiet on
82 expenses. Mike noted it has yearly history, budget this year was \$72k . to date we have spent
83 \$35k. Mike noted we will be in the negative next month after paying insurance. Mike noted that
84 42 people who have not paid this year’s taxes, that does not include those who owe past hours.
85 Motion to approve made by Jerry, seconded by Seth. Chris abstained. Report accepted.
- 86 **5. Remarks by the President:** **1.** Facebook Reminder: Mike reminded that Lake Chaffee Facebook
87 page is not an official LCIA page. If we are commenting as Board members on this page, please
88 keep it to a minimum and do not respond as a Board member. LCIA does not control this page at
89 all. **2.** Newsletter/New Draft Ordinances sent out **3.** Cash’s Store – Update, 5/4 sale: This was
90 taken back by Cash and then immediately sold to a new owner on May 4th. No additional
91 information was provided to Mike other than back taxes were paid on the property.
- 92
- 93 **6. Correspondence:** **1.** AirBnB Questions – directed to town: Mike sent any questions on AirBnB’s
94 directly to the town for updates. **2.** Loose raft: Mike was notified and went to secure it to
95 another dock. Mike now no longer cannot find it on the lake now—Mary noted there is another
96 raft that is now on Mother’s Beach. Mary sought clarification that she can post online about the
97 raft and . Tom received correspondence about taxes owed that he shared with an attorney. Also
98 received questions/concerns on the AirBnBs around town.
- 99
- 100 **7. Chairman’s Reports:**
- 101 **a. Boat Launch and Boat Dock:** (Jerry Dufresne) **1.** Old raft, dock repair **Jerry will mow the**
102 **boat launch this weekend, noted new sign that will be posted at the boat launch this**
103 **spring after staining/lettering. Jerry noted that he does have a boat stored there for police**
104 **or fire emergency response but otherwise no storage at the boat launch for**
105 **boats/kayaks/etc.**
- 106 **b. Constable:** (Jerry Dufresne) **Jerry noted overall quiet except for the golf carts and ATVs**
107 **going around. He saw one with 7 people on it this past week. Jerry has reported this many**
108 **times to State police. 1.** Home invasion – Circle Drive? **This was not a home invasion. 2.** Hit
109 & Run accident? **Occurred on FERENCE Road.**
- 110 **c. Beaches – Main & Mothers:** (~~Liz Provencher~~, Mary Griffin) **1.** May 2 clean up – Update **Mary**
111 **advertises on Facebook for volunteers, stick and leaf clean up. The goose droppings are**
112 **addressed daily/weekly by Mary, reminder that she has a bucket at the beach and leave it**
113 **at the top in the parking lot and she will empty it. She stops there daily 2.** Porta potties –
114 Tom? **Tom has ordered these and they will be here for Memorial Day weekend.**
- 115 **d. Dam:** (no Chairperson) **1.** Karl Asimovic **Karl is willing to do the 5-year review of the dam**
116 **again for the same cost as he did in the past. This wouldn’t happen until 2026.**
- 117 **e. Environmental Chairperson:** (Ralph Sherman) **1.** Geese Update/Tim Cozine **Ralph noted**
118 **that the geese population is much higher than expected and it is likely that they will need**
119 **to do a roundup. Currently in the process of getting this started to be ready since it can**
120 **only happen at a specific time, money is already set aside for this. Mike noted also that**
121 **the Board approved previously for Ralph to do the water testing this year.**

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- 122 f. **Roads:** (Phil Silverstein) 1. Oak Drive – owner concerns **Phil is not in attendance, but Mike**
123 **received a phone call from Oak Drive and let Phil know immediately regarding a pot hole.**
124 **Jerry noted that the Oak Drive road sign is missing and he will make another one.**
- 125 g. **Fund Raising:** (Mary Griffin) **Basket raffle and a 50/50 at the Summer Kick Off Party, Fourth**
126 **of July party, Poker Run open to all ages. August end of summer party. Mary unsure if she**
127 **will be able to do any paint parties, etc. this year but will advertise on Facebook.**
128 **Sunday, June 28th – Annual Summer Kick Off Party**
129 **Saturday, July 4th – Annual Boat Parade (bad weather date July 5th)**
130 **Saturday, July 18th – Annual Poker Run**
131 **Sunday, August 16th – Annual Summer Close Out Cook Out**
- 132 h. **Tax Collection:** (Tom Martin) 1. Leins (2 collected) **Not a lot of movement, but got a few**
133 **requests on balances owed. Tom noted the leins are very helpful for the properties that**
134 **are behind. Mike noted two leins have been released and will release another once the**
135 **payment comes through on a recent sale.**
- 136 i. **Hall:** (Lynn Fontaine) 1. Contract for rental updated with Lynn. **Lynn cleaned a couple weeks**
137 **ago, Jerry needs to look at the sink again with Lynn as it is broken. Lynn went through the**
138 **remaining supplies (e.g., cleaning supplies) and bought some necessary supplies and will**
139 **review again with Mary to ensure nothing she uses is removed. Linda Roy donated her**
140 **time this year to clean up the garden beds outside the Hall and continued to maintain**
141 **them, Jerry went and got mulch for spreading.**
- 142 8. **Old Business: 1.** Painting road signs discussed. **Erin/Jerry will connect on this to set up a time.**
- 143
- 144 9. **New Business: 1.** Insurance quote received. **Mike noted we had budgeted \$30k for insurance,**
145 **last year was \$29,365. Price \$30,400 increase \$400 dollars.**
- 146
- 147 10. **Adjournment:** Mike appreciates everyone’s time and input, coming here and voicing your
148 concerns and opinions helps the Board whether it is compliments or critiques. All comments are
149 welcomed. Jerry made the motion to adjourn, Mary seconded. Meeting was adjourned at
150 7:55pm.