

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

LCIA Board Meeting – July 8, 2026 – DRAFT

Date of Meeting: This meeting was held at Pirzl Hall at 6:30pm.

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)		
Kay Warren (Alt)			

*Arrived late

Public in Attendance: Cesar Barrios, Carmen Hall, and Joseph Hall.

- 1. Call to Order/Seating of Alternates:** Mike called the meeting to order at 6:33pm. Tom made a motion to seat Kay as an alternate, seconded by Seth, all approved.
- 2. Approval of Minutes:** June 10, 2026 Minutes - Tom made a motion to approve, Kay seconded, Seth abstained, approved.
- 3. Public Comments:** No public comments.
- 4. Approval of Treasurer's Report:** Year End Final June 2026 Report Mike reminded that this is the year end report. Kay asked if the LCIA needed to end with a balanced budget. Mike noted that there are rolling balances to help cover. Seth made a motion to approve, Phil seconded, all in favor.
- 5. Remarks by the President:** No remarks from Mike tonight.
- 6. Correspondence:**
 - 1. Resident – Firework noise (excessive)** Mike received a concern/complaint the week before and the week after, not necessarily on the 4th of July, for excessive.
 - 2. 3 Ashford Drive – Contractor asking about retaining wall** Mike noted that there were no specific regulations (other than it cannot be by the road) from the LCIA but wanted to bring it up in front of the Board, Tom noted setbacks.
 - 3.** Phil was informed about a hollowed-out tree that may or may not fall. Mike was also told about this and confirmed it with a tree expert in Stafford and provided a quote for \$1,800. It is a large tree and there is a telephone pole that is tethered to the tree. Potential that the utility company may take care of it and Mike will investigate. Will also get another quote from, as suggested by Tom, to have an arborist look at it as well. Tom received correspondence from the Fire Marshall to do an assessment for capacity. If members only, you do not need the assessment every year. But if we rent it out, we would need to do this yearly.
 - 5.** Tom was informed about activity on the 4th of July down by the Fire Department about fireworks that started a fire and kids were throwing bottle rockets on the roof. They were seeking video footage if we had any from the Hall that would show them license plates.
- 7. Chairman's Reports:**
 - a. Boat Launch and Boat Dock:** (~~Jerry Dufresne~~)

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b. Constable: (~~Jerry Dufresne~~)

c. Beaches – Main & Mothers: (~~Mary Griffin~~) **1.** Mother's Beach cleanup **2.** Raft at Mother's Beach **3.** Mary emailed Board about the floating raft at Main Beach. **4.** Mike noted that she cleaned up both beaches and put the ropes out. Mary told Mike about an abandoned raft and a neighbor volunteered to get rid of it.

d. Dam: (no Chairperson) **1.** Weed removal help Mike noted that this would end up on the report of the dam review. Tom said he would volunteer his torch if needed to help clean it up. Mike will call the Helper's list.

e. Environmental Chairperson: (~~Ralph Sherman~~)

f. Roads: (Phil Silverstein) Nothing to report.

g. Fund Raising: (~~Mary Griffin~~) Mary noted in her email that the boat parade was a success.

h. Tax Collection: (Tom Martin) **1.** Posting list on website? Mike asked for thoughts from the Board on if to post on the website. Kay agreed that it should be posted online. Phil asked for clarity on who would be posted, someone with one payment missed or a certain threshold/tier. Phil asked about if someone calls and asked to be on a payment plan, Mike noted that would be fine. Kay noted that when the Town does it, it is listed by one year behind, two years, etc. Tom noted it is not on the website for the Town; it is only posted in the Town Hall. Mike noted that this was a previous discussion that did not get a lot of traction. Mike indicated that since the Town does it and the LCIA as a municipal could also do so. Kay noted that it could be an agenda meeting in one of the summer meetings. Conversation tabled for now. No additional topics from Tom.

i. Hall: (~~Lynn Fontaine~~) **1.** Plumbing repairs needed. Mike noted that we need the women's room toilet repaired. Jerry tried to fix the sink a few times in the kitchen, repairs still needed.

8. Old Business: 1. Geese removal – 6/29 Monday (47 geese). Mike noted there are 9 geese out there still and the company may come back as they still are not flying. **2.** Ordinances approved – 7 days posted at Hall. Effective date – day 10 after vote (7/8). Mike noted the Ordinances have been posted for the necessary dates. These will still be posted for a while and will be on the website once the Webmaster has time to update the coding.

9. New Business: 1. 6 Viewpoint dock approval Mike indicated that this is a pre-existing dock and the new one is of similar size. Tom made a motion to approve, Seth seconded. All in favor. **2. Election at July 19th Meeting** All Officer positions are up for a vote as well as two alternate positions. Lynn had previously told Mike that she would like to continue. Phil's term also ends this year. **3. Lake lowering info** DEEP contact reached out and stated that we would be exempt from most steps, no permit but want to be notified in advance and make sure all efforts to preserve the ecosystem. Mike then reached out to the Inlands and Wetlands and attended the meeting last night (7/7/2026). They requested a formal submission so they can vote on whether lake lowering is not a regulatory activity. Also at the meeting last night, they provided a draft of what is considered regulatory vs. nonregulatory activity. Once finalized, we will put it on the website to provide guidance for Lake residents. **4. Proxy voting info** Mike noted that proxy

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80 voting as always been allowed per the By-Laws but has not been frequently done in the past. In
81 a past year meeting, it was noted by a previous President that the cost of printing and mailing
82 would be a large burden on the lake. Mike himself had previously asked in 2023 if proxy voting
83 was allowable. Tom noted in the past it had been for people who could not make the meeting.
84 **5.** Kay would like to take past records and review to see if there have been motions made by
85 past Boards, then collect them and put them in a book (ones that are pertinent to Board
86 business). Mike asked about meeting minutes that predate what is available on the website, Kay
87 noted that they are stored in the Hall. Phil asked about what is in the safety deposit box, Kay
88 noted they are the original By-Laws and Ordinances. Tom noted that it also contains deeds for
89 properties owned by LCIA. Kay would also like to collect all the Summer Newsletters.

90
91 **10. Adjournment:** Jerry made a motion to adjourn, seconded by Kay. All in favor. Meeting
92 adjourned at 7:15pm.