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

LCIA Board Meeting – Wednesday September 9th 2026

Date of Meeting: This meeting was held at Pirzl Hall on Sept 9, 2026

Board Members:

Mike Panek (P)	Tom Martin (VP)	Erin Szela (T)	Lynn Fontaine (S)
Gerald Dufresne (R)	~~Mary Griffin (R)~~	Carol Natitus (R)	Seth Kaufman (R)
Phil Silverstein (R)	Kay Warren (R)	~~Mark Fontaine (Alt~~)	~~Mike Paine (Alt)~~
~~Alma Miranda (Alt)~~			

Public in Attendance: Ralph Sherman and Ceasar Barrios

1. **Call to Order/Seating of Alternates:** Mike Called the meeting to order at 6:36 no need to seat an alternate
2. **Approval of Minutes:** August 12th minutes Erin made a motion to accept, Phil seconded, Jerry and Tom Abstained. Motion passed
3. **Public Comments:** Caesar brought up about a missing speed limit sign which was taken by the Town Highway Dept for possible relocation.
4. **Approval of Treasurer's Report:** August 2026 report Kay brought a motion to accept, Jerry seconded, Phil abstained. Motion Passed
5. **Remarks by the President:** Mike stated that a deal was made regarding the 2 short term rentals at 73 and 76. They were to stop renting as of 10/1/2026 or the Town Atty would move forward with a lawsuit. The owners have stated they are going to sell the properties.
6. **Correspondence: a.** Continued complaints of Fireworks at night. It was witnessed that a boat out on the lake had set off a firework display for about 15 minutes during the evening. Will continue to monitor.
   B. Residents at 75 Westford Drive were asking about the status of home condition, old truck, scaffolding and tarp at 76 Westford Drive. Mike will send a letter to the owner.
   C. A fence request was made by the resident at 34 Amidon (new business)
   D. Floating dock approval request was made by Carol Natitus (new business)
   E. A boat that was reported at Mother's Beach but was removed by the time Mike arrived.
7. **Chairman's Reports:**
   a. **Boat Launch and Boat Dock:** (Jerry Dufresne) boat launch has been mowed. The dock still needs to be fixed. It was discussed that it will be fixed during the lake lowering.
   b. **Constable:** (Jerry Dufresne) Fireworks reported. ATVs are still around. Basketball hoop is reported attached to a utility pole, and will be taken down.
   c. **Beaches – Main & Mothers:** (Mary Griffin) Mary was not in attendance. Tom reported that the Port a Potties would be picked up this weekend.

d. **Dam:** (no Chairperson) Notified IWWC of our lowering of the lake. IWWC sent a Do and Don'ts list regarding what to do during the draw down. Will assemble the valve early and will begin the draw down after Columbus Day. will contact Ivan and Jeff Cosman to ask for their expertise and help. We will look for some kind of cover or cap for the drain to keep out the wildlife.
e. **Environmental Chairperson:** (Ralph Sherman) June and July water sample results came back good. August couldn't be done due to the rain but Ralph will do a Sept sample
f. **Roads:** (Phil Silverstein) Phil reported that he secured Greg Peck for our winter plowing and sanding with a $25 increase per truckload of sand. Reports were made of cracks in the road on Amidon. Phil will investigate.
g. **Fund Raising:** (Mary Griffin) Mary was not in attendance, no report
h. **Tax Collection:** (Tom Martin) Another lien was released. Discussion about a Delinquent Tax payers list. A motion was made for the delinquent taxpayers list to be posted on the bulletin board outside of the hall by Jerry and seconded by Kay and the motion passed unanimously. Guidelines will be for people that are over 11 months overdue\over $500. The list will be revised monthly when possible.
i. **Hall:** (Lynn Fontaine) Lynn had nothing to report. Mike reported that the updates required by the Fire Marshall have been completed. The Fire Marshall will check on these next week.

8. **Old Business:** The Playground has been repaired from the accident last month.

9. **New Business:** A. An email was received regarding allowing a fence to be put up on Amidon Drive by a resident. A motion was made by Jerry to table the discussion till next month and to invite the property owner to better explain and to bring maps to help the board to understand the plan better. Tom seconded the motion and the motion passed with Kay abstaining
B. An email for a raft request was made by Carol Natitus. The raft was inspected by Mike and Jerry made a motion to approve the request, Erin seconded the motion and the motion passed with Carol abstaining.

10. **Adjournment:** A motion was made by Jerry to adjourn the meeting and was seconded by Erin . Motion passed and the meeting was adjourned at 7:47 pm.