

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC

Lake Chaffee Annual Budget Meeting – August 2019

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Date of Meeting: August 18, 2019

Board Members Present: Mike Panek, Ken Garee, Kathy Little, Laura Rathbun, Carol Natitus, Toni Guerin, Gerry Dufresne, Kari Olson, Marty Connors

Board Members Absent: Tom Martin, Bob Corriveau, Phil Silverstein

Public in Attendance: 26 members present per sign-in sheets.

1. Call to Order: Mike Panek called the meeting to order at 2:06 p.m.

2. Approval of Minutes: Mike Panek asked everyone to review the minutes of the July 21 meeting. There were no questions or discussion. Kari Olson made a motion to accept the minutes, seconded by Laura Rathbun, and passed unanimously.

3. Approval of Treasurer's Report: Mike Panek explained that the Treasurer's Report had been reviewed and accepted at the regular monthly meeting in August.

4. Presentation of the 2019/2020 Budget - Mike Panek explained that the budget was based on an increase of 3% from \$200 to \$206. This increase would be voted on by everyone attending after the presentation and discussion of the budget. Mike went on to present and explain the budget line by line. There were questions about the number of residents with past due taxes, and the amounts, which Mike Panek answered with an explanation of the overall strategy being pursued. There was also a discussion of how donations made by residents over and above their yearly taxes which was explained to everyone's satisfaction. After the presentation and discussion, Gerry Dufresne made a motion to raise the annual membership tax from \$200 to \$206; this was seconded by Seth Kaufman and passed unanimously. Without further discussion, a motion was made by Gerry to approve the Budget as presented, which was seconded by Seth and also passed unanimously.

5. Chairperson's Reports:

a. Boat Launch and Boat Dock: -

Gerry Dufresne explained that the dock at the boat launch was still underwater due to problems with repairing the back hoe that is required to lift the dock so it can be reset on its footings, and there was a possibility it would not be repaired this year. He also explained that we were looking into a light weight replacement.

Gerry also briefed everyone on the situation with possible infringements on the Boat Launch property, and that he was seeking copy of a survey that was done showing the original boundary. A recommendation was made by a resident that the survey he was seeking might be available from Town Hall.

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46 Gerry also informed the group that he had mowed the dam.
47

48 **b. Constable:** Gerry said that generally things have been quiet. There have been problems with
49 ATVs being used on LCIA and town roads. He told the meeting that he has spoken with Connecticut
50 State Police regarding this matter, and was told that if violators are identified, State Police will take
51 action to apprehend them.
52

53 **c. Beaches – Main & Mothers:** Mike Panek delivered the following report on behalf of Jean Panek
54 – Beach Chairperson - regarding the beaches: At Main beach, the buoys were expanded to make
55 the swimming area larger.
56

57 **d. Dam:** Kari Olson, Dam Chairperson, had nothing new to report. The piece of dock or float that
58 was submerged next to the spillway , had been removed by several residents. Gerry mentioned
59 that he has several rocks that might be used on the lakeside face of the dam to stabilize it.
60

61 **e. Environmental Chairperson:** Ralph Sherman reported that the July water test came back OK.
62 This year there is a bumper crop of weeds, and that all lakes in the region are experiencing this. He
63 informed the audience that UCONN will be conducting a two semester student project to identify
64 the sources of nutrients entering the lake. Ralph Graziola told the audience that he still had the lake
65 bottom rototiller, and he offered to use it to rototill the weeds. This was followed by an extensive
66 discussion of various contributing factors and solutions, including testimonials regarding whether or
67 not lowering the lake, and the timing thereof, made an impact. Possible use of carp to eat weeds
68 was discussed, as well as the role of septic systems around the lake. Several residents were in favor
69 of using noise makers to scare away the geese, but members of the Board of Directors asked that
70 anyone considering implementing a solution to please check with the Board before proceeding.
71

72 **f. Roads:** - Mike Panek told the audience that improvements were being planned for Circle Drive,
73 partly funded by payment from a bank involved in the renovation and sale of 41 Circle Drive, and
74 partly paid for by the LCIA; and that hopefully these will be implemented soon.
75

76 **g. Fund Raising:** - Audience members were told that the Poker Run netted \$195 for the Association.
77 Another fundraiser was planned for Saturday October 5th from 4:00 p.m. to 8:00 p.m. This would be
78 similar to past events, including food and a raffle. A theme has yet to be decided.
79

80 **h. Tax Collection:** This topic had already been addressed during the discussion of the Budget (see
81 previous notes.)
82

83 **i. Hall:** Kathy Little told the audience that there had been two rentals so far, and another was
84 booked for November. She praised the excellent work done to improve the bathrooms. And she
85 mentioned that for anyone interested, she had lake-oriented custom T-shirts, sweatshirts and
86 koozies available for sale.
87

88 **j. Website:** Mike Panek praised the great job done by Jacqueline on the website, and told the
89 group that she would be continuing to work on the website.
90
91

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92 **6. Old Business:** Mike mentioned a complaint by a resident who lives on Ference Road regarding
93 speeding. He said that the State Police are aware of this, and will be increasing their patrols.
94

95 Mike announced that there has been discussion and polling with regard to changing the times of the
96 Summer meetings in June, July and August. There were three times preferred by residents
97 responding to our poll: Sundays at 11 AM received 15 votes; Saturdays at 11 AM received 4 votes;
98 and Saturdays at 9 AM received 6 votes. And in compliance with LCIA bylaws, during the September
99 Board Meeting, there will be a discussion at which time residents' input will be welcome, and after
100 which the BOD will vote on the change. Several residents had comments regarding the interference
101 with residents' worship on Sunday mornings. This was taken under advisement.
102

103 Frontier's utility pole on Armitage will be removed, if not by Frontier, then by LCIA, in which case
104 the Association will try to recoup their expense.
105

106 Regarding the rope swing on Cedar Island, Mike explained that a genuinely unsafe situation has
107 emerged. Gerry will be contacting a tree expert to have the branch removed to prevent further
108 attempts to recreate the rope swing, and remove a tree from the water.
109

110 **8. Public Comments:** Regarding docks, Ralph Graziola told Mike that he believed he could get a
111 better price, and Mike welcomed Ralph's effort and asked Ralph to investigate and bring the
112 information to the September board meeting.
113

114 One resident brought up a complaint about the continuous use of fireworks through the summer.
115 These can be very disturbing especially for anyone with dogs. It was recommended that they call
116 State Police for enforcement action; if they are put off, then ask for the Troop Commander.
117

118 **9. New Business:** No new business was brought up.
119

120 **10. Lowering the Lake:** There was a lively discussion on whether to lower the lake, including
121 anecdotal evidence. After the discussion, Gerry Dufresne made a motion that the LCIA NOT lower
122 the lake this year, seconded by Ralph Graziola. Two vote counts were necessary, due to confusion
123 about the number of votes awarded to residents who own multiple properties. Eventually the
124 motion passed 12 – 10 in favor of NOT lowering the lake.,
125

126 **11. Adjournment:** Gerry Dufresne made a motion to adjourn which was seconded by Seth and
127 passed unanimously.