Lake Chaffee Annual Budget Meeting: June 22, 2025
Meeting Minutes - APPROVED

Date of Meeting: June 22, 2025 at 11:00AM. This meeting was held at Prizl Hall

Board Members:

Marty Connors (P)	Tom Martin (VP)	Chris Fyler (T)	Linda Roy (S)
Gerald Dufresne (R)	Carol Natitus (R)	Mike Panek (R)	Lynn Fontaine (R)
Mary Griffin (R)			
Kay Warren (Alt)			

Board Members Absent: Seth Kaufman (R), Bill Cameron (Alt), Michael Paine (Alt)

Public in Attendance: Martin Bier, Brian Motola, Richard Prior, Lori Prior, Phil Silverstein, Ralph Sherman, Ginny Connors, Dan Jakubiak, John Mayer, Bobby Guerin, Norma Sherman, Stuart Sherman, Laurie Layton, Sharon Apostol, Chas Bean, Kathleen Bean, Jean Panek,

1. **Call to Order:** The meeting was called to order at 11:04 AM by Marty Connors. No alternates needed.

2. **Approval of Minutes from August 18, 2024 Annual General Meeting**:
Members were given a brief period to read the minutes. One correction is needed: line 49, change the word pontoons to boats. Motion to accept the minutes with needed change was made by Tom with Mike seconding. Unanimous vote of acceptance with Lynn abstaining.

3. **President's Recap of the Past Year:** Marty began by explaining the process for voting for the budget and the tax rate, which will be by hand count with one vote for each tax bill received. Marty then talked about the lowering of the lake last year, which was postponed from the previous year because of weather issues. Though the lake was lowered more than usual to allow for repair of the dam berm that borders some properties on the lake, the water level rose quickly in the spring and there was no adverse effect to the fish population. The other major issue this past year was the need to replace the holding tank at the hall with a septic system. This has recently been completed and the cost was covered by the money held in the designated septic fund.

4. **Presentation of 2025/2026 Budget and Discussion:** Mike Panek presented an overview of the budget, beginning with a review of the 2024/2025 income and expenses as of May 31, 2025. He then presented the new tax rate which will be an increase of 3% to the amount of $243 a year. Mike also pointed out that we currently have a rainy day fund of $96,601 which will help cover any expenses that exceed the proposed budget as the year progresses. He also explained that since we no longer need to set aside money for the Septic Fund, this will be removed from the budget and replaced with a Geese Removal Fund in the amount of $3,500.
A resident asked a question about outstanding taxes. Mike stated that there is approximately $41,000 in overdue taxes, 50 properties being in arears for just the current tax year. We hope to

recoup much of this money in the near future through the continued efforts of the board. Mike acknowledged Tom's efforts this past year doing a great job collecting long past due taxes. A resident inquired about any possible plan to address the road issues. Mike explained that there are currently plans to repair Ashford and Deerfield which both have numerous potholes. In addition there is money being deposited yearly in the Road Improvement Fund for more permanent fixing of the roads. Due to the low tax rate, it will take several more years to raise the necessary funds to make major improvements. Tom explained why the legal fees were so high. Legal fees needed to be paid for the one property being auctioned off that did not sell. Once title is cleared in the next month or so, LCIA will have ownership of that property and legal fees can be recouped when it is sold.

5. **Voting on the Budget:** Jerry made a motion to approve the budget as proposed, seconded by Mary. Proposed 2025/2026 Budget was accepted unanimously with a vote of 24 to 0, with no abstentions.

6. **Voting on the Tax Rate**: Jerry made a motion to approve the proposed tax rate of $243, Lynn seconded. Tax Rate was accepted unanimously with a vote 23 to 0, with one abstention: Tom.

7. **Old Business:** None

8. **Public Comments:** None

9. **New Business:** Marty thanked everyone for taking the time to attend the meeting. He reminded all that the July meeting will be elections of officers, 2 regular board members and 3 alternates. Mike expressed concern that there has been little interest in the position of Secretary and if anyone would consider that role, they should reach out to the board. Lynn reminded everyone that there are several committees that need volunteers. Mike expressed thanks to Mary for all the work she has done with the beaches and fundraising over the past year. Mary took the opportunity to talk about the work that has been done, at the two beaches, including placement of the raft at Main Beach, repair of the beach at Mothers Beach, placement of the porta-potties, and constant cleanup from goose droppings. Help is always needed.

10. **Adjournment:** Lynn motioned to adjourn the meeting at 11:45AM, Jerry seconded.