

LAKE CHAFFEE IMPROVEMENT ASSOCIATION, INC  
BOARD OF DIRECTORS MINUTES  
Lake Chaffee Improvement Assoc Hall  
Jan 11, 2012 @ 6:30 pm

**MINUTES RECORDED AND POSTED BEFORE APPROVAL**

President Ivan Wasco called the meeting to order @ 6:40 pm

**Board Members in Attendance:** Ivan Wasco, Linda Parent, Ken Garee, Art Apostol, Tom Martin, Laurie Layton, Brenda Chisholm, Carol Natitus **Alternates:** Gerry Dufresene **Committee Chair:** Gay Leedie

**Public in attendance:** Ed Chisholm and Marc D Glass, Insurance Agent

**Public to be heard:** Ed Chisholm attended the meeting to find out what type of plan the Board had in place for grading of the roads this year. Ivan explained that we discussed the topic of grading of the roads at our meetings in September/October, and we decided to wait until after the winter to see how the roads held up instead of spending the money at that time. Ivan discussed his views on the effect of grading of the roads and his concerns that the road develops long narrow channels or depressions (troughs) shortly after the first heavy rain, and that we should also compact the roads after they are graded to maximize the effectiveness. The plan the Board currently had in place was to continue to fill the pot holes as needed using the asphalt chips that Ivan has been obtaining from the transfer station. Ivan had obtained a few quotes for grading as a part of his discussions with the contractors who bid on the plowing contract. These bids exceeded our current budget allowance. Ivan will explore a few different possibilities including adding drainage pipes and larger sized rocks to hold back some of the problem areas from washing out, in addition to grading and compacting the roads, and possibly paving certain problem areas as a long term solution.

Tom Martin made a motion to move New Business up on the Agenda, Carol Natitus seconded. All in favor, motion passed.

**New Business:** Marc D. Glass, Marc D. Glass Insurance Agency, Inc, introduced himself to the Board as he has been working as our agent in shopping insurance companies to try to obtain better rates for our current policies. Marc is the sole owner of his insurance agency located in East Hartford and shops 45 different companies for the best quotes. The first policy we replaced using Marc's services saved us approximately \$2000.00. Marc is currently working on the replacement policy for the Lake Chaffee Hall, as the Hartford Insurance company has not renewed our policy this year. The Hartford is getting out of the business of insuring recreational buildings. Marc is still waiting for a couple of quotes, and will be getting back to us shortly.

**Approve Secretary's Minutes:** Minutes of December 14, 2011 meeting were approved as amended  
**Corrections:** Laurie Layton Layton was in attendance. **Public to be heard:** Mrs. Thomas Martin, should read Mrs Carolyn Martin, Under Old Business, 3<sup>rd</sup> paragraph...Ivan received a request to review our ordinances to see if a horse could be housed on the homeowners' property which is approximately 2 acres...not 1 acre

**Old Business:** Brenda spoke to Kay Warren about documentation concerning past agreements that Kay had established with folks who owed back taxes. Kay will gather the information and provide the records to Brenda prior to the next meeting. No funds have been collected by Kay Warren on these outstanding taxes since she left her Board position.

Ivan reported that the Hall renovations are complete with the expectation of some painting. The Insurance company still has a balance they are holding for extras, pending the proper documentation from the contractor. Ivan is still waiting to hear if they will release those funds based on what was submitted.

The telephone line will be cut, and the locks will be changed shortly. Ivan and Gerry will purchase insulation boards for use in blocking off the kitchen area. We will retain the bingo machines until decisions are made as to what to do with them.

Volunteers are needed to clean all of the contents that we moved back into the Hall from the storage area we rented. Please contact Linda Parent at 860 487 6028 if you are interested in helping with the clean up.

**Treasurer's Report:** Linda Parent made a motion to approve the Treasurer's report, seconded by Tom Martin: motion passed. Ken reported that we have 60 properties that have not yet paid their taxes for this year. Liens will be placed on those who are overdue by 1 year. The cost of adding and removing the liens will be applied to the property owner in addition to the accrued interest.

**Correspondence:** We received an acknowledgement of our donation to the Hospice of Eastern CT in memory of Ronald Warren. We received a letter of non-renewal from the Hartford Insurance for the liability coverage on the Lake Chaffee Hall.

**Valve Project:** None

**Environmental Report:** None

**Fundraising:** Gay Leedie suggested using the Hall for yoga classes or other types of exercise classes. We discussed that the Hall is closed until spring as the membership voted it closed. We received a request to use the building to hold Karate classes. We discussed what fixed expenses would be incurred in order to determine the rental costs for members and non-members. Laurie Layton made a motion to establish a committee to review and update the current Hall Rental Agreement, to determine what our fixed expenses would be, and to establish what the terms of the agreement will be going forward. Tom Martin will Chair the committee, and Gay Leedie, Ed Chisholm, and Ivan Wasko will participate. Art Apostle seconded the motion. All in favor, the motion passed.

**Beach Report:** None

**Road Report:** Gerry indicated that Hipsky is still interested in working for the Association. We reviewed previous discussion held by the Board where we decided to hold off until the winter was over before grading the roads to see what funds were available, and to see if we could also use a compactor to help prevent washouts. Ivan discussed obtaining bids from different contractors to see if we could reduce costs. Trimming of bushes along the front of your property is encouraged as we need to keep the roads clear. Bushes will be trimming as needed. The boat launch area was torn up by a truck recently, and has since been repaired.

**Constable Report :** The Board held a discussion regarding ice fishing in anticipation of the upcoming season. Ice fishing is for members and their guests only. Our lake is not open to the general public for ice fishing. Gay Leedie will prepare and post a signs at the main beach, Mothers' beach, the boat launch, and the boat dock across from Ralph's Bait shop.

Meeting Adjourned @ 9:15 pm

Respectfully Submitted,  
Linda Parent, LCIA Secretary

# L.C.I.A. TREASURER REPORT

11 JAN 2012

1Aug-31Jul Fiscal Year

[www.lakechaffee.org](http://www.lakechaffee.org)

Tax = \$125

## \*\*\*\*\* INCOME \*\*\*\*\*

|                              | Budget '11-'12 | ACTUAL YTD | [[ PAST ('10-'11) | ('08-'09) | ('07-'08) |
|------------------------------|----------------|------------|-------------------|-----------|-----------|
| TAX (255 x \$125 = 31,750)   | 26,500         | 23,950.00  | [[ 27,675         | 27,000    | 29,331    |
| Past Tax & Penalty           | 1,500          | 238.75     | [[ 2,650          | 885       | 3,358     |
| Donation                     | 2,000          | 2,355.50   | [[ / 1,580        | 330       | 400       |
| Rent                         | 500            | 0.00       | [[ P 150          | 0         | 0         |
| Fund Raise                   | 1,500          | 176.00     | [[ A 1,271        | 455       | 290       |
| Newsletter & Website         | 200            | 225.00     | [[ S 123          | 400       | 205       |
| <>                           |                |            | [[ T              |           |           |
| <>                           |                |            | [[ /              |           |           |
| Interest + from Other Acnt   | 10             | 4.27       | [[ 5,238          | 70        | 118       |
| Other                        | 90             | 141.80     | [[ 81             | 500       | 1,320     |
| Bingo + Kit + S'Tcket + Bazr | 0              | 0.00       | [[ 2,437          | 7,780     | 8,163     |
| <b>TOTAL &gt;&gt;</b>        | 32,300         | 27,091.32  | [[ 41,205         | 37,420    | 43,185    |

## \*\*\*\*\* EXPENSE \*\*\*\*\*

|                              | Budget '11-'12 | ACTUAL YTD | [[ PAST ('10-'11) | ('08-'09) | ('07-'08) |
|------------------------------|----------------|------------|-------------------|-----------|-----------|
| Hall Bldg Maint. & Septic    | 2,500          | 290.00     | [[ 2,495          | 2,331     | 1,353     |
| Hall Utilities (Elec + Heat) | 2,700          | 961.37     | [[ 4,655          | 5,867     | 4,437     |
| Office Expense               | 300            | 221.89     | [[ / 132          | 287       | 779       |
| Postage                      | 450            | 115.59     | [[ P 472          | 54        | 292       |
| Road Repair & Pave           | 2,400          | 0.00       | [[ A 2,538        | 15,966    | 21,400    |
| Road Snow Plow & Sand        | 12,000         | 5,583.60   | [[ S 17,405       | ^         | ^         |
| Insurance                    | 9,200          | 5,372.32   | [[ T 8,935        | 8,857     | 8,541     |
| Service Reimburs.            | 300            | 0.00       | [[ / 500          | 850       | 400       |
| Legal                        | 500            | 50.00      | [[ 495            | 0         | 193       |
| <>                           |                |            | [[ /              |           |           |
| Beach Maint. & Recrea'n      | 600            | 201.80     | [[ P 508          | 1,019     | 1,166     |
| Lake Maint. & Fish           | 400            | 0.00       | [[ A 500          | 420       | 790       |
| Lake Maint. Fund             | 500            | 0.00       | [[ S 500          | 500       | 500       |
| Newsletter & Website         | 300            | 0.00       | [[ T 0            | 621       | 261       |
| <>                           |                |            | [[ /              |           |           |
| Other - Contingency          | 150            | 100.00     | [[ 39             | 4,185     | 7,954     |
| <b>TOTAL &gt;&gt;</b>        | 32,300         | 12,896.57  | [[ 39,174         | 40,957    | 48,066    |

|  |   |           |                                  |             |             |
|--|---|-----------|----------------------------------|-------------|-------------|
| <b>&lt;&lt;&lt;&lt; BALANCE &gt;&gt;&gt;&gt;</b> | <b>&gt;&gt;&gt;&gt;&gt;&gt;&gt;&gt;</b> | <b>##</b> | <b>#### OTHER FUNDS #</b>        | <b>####</b> | <b>####</b> |
| 1Aug 2011 Start Balance =                        | 2,270.16                                | ##        |                                  |             |             |
| YTD Income +                                     | 27,091.32                               | ##        |                                  |             |             |
| YTD Expenses -                                   | -12,896.57                              | ##        | Savings --0220 -Lake Maint.-Dam  | Valve       | 22,142      |
| ( Gen. Fund Account --8600 )                     |   | ##        |                                  |             |             |
| New Balance =                                    | 16,464.91                               | ##        | Checking --8960 (Hall Repair ++) |             | 483         |
| Treasurer:                                       |   | ##        | Savings --2672 (Misc. - LCIA)    |             | 6,589       |