**Lee Manor Homeowners Association**

**Board of Directors**

**March 23, 2019**

**Minutes**

Madison Senior Center 9:00-10:30AM

Members attending: Fumex, Burk, Delgrego, Heenan, More, Peterson, Rigney, Viscomi K. Absent: none

Officer Reports:

* President
  + Reviewed communication from Lee Way resident Noble. Recommended engaging Anderson Brothers (installer) to evaluate and report findings to the Board and to the resident.
* Treasurer – Heenan
  + Overall financial status reviewed was determined in good standing. Financial Report is attached
* Secretary – More
  + Minutes 2/19/19 meeting

Old Business:

* Beach/Dunes Status: (Peterson, Fleming)
  + - Status of project to hire the services of an environmental engineer (Peterson). Progress in restoring the dune is contingent on cooperation with local homeowners association given that the LMA beach is 55’ wide and a small section of the entire beach front. Fumex added that she contacted the neighboring association and they do not support a cooperative effort.
    - (Fleming) separately has had discussion with a Hartford engineering firm to consult. The Board agreed to explore this connection further.
    - The Board was advised that the Town of Madison is considering the Coastal Resiliency plan (2016) at the level of the Board of Selectmen. More will see if there is an opportunity for engagement to gain more information.
* Boats/Boat Rack/Beach storage:
  + - Agreed that the process used for the 2018 summer season was a success and will continue using tags and removing watercraft left on the beach as was done this year.
    - A discussion about the fees for using the boat rack was discussed.
* **Motion: Boat rack fee for $75 summer and $150/annual storage in the slot** (Fumex/Delgrego) passed.
* Roads/Drains maintenance (Peterson, Fumex)
  + Drains – concern expressed by resident Noble about water accumulating. Peterson described the historical background that drains have helped the water drainage measurably but there will still be water draining.
* Association Ordinances “plain English version” (Board)
  + Overall, the Board supported the less “legalistic” version of the ordinances with the exception of members who believe the document needs more definition to set up parameters for enforcement. More agreed to review the document and build in more definition wherever possible. For example, a time parameter for removing watercraft at the end of summer, and storage of commercial vehicles over a certain size/weight.
  + The Board agreed that the next Board meeting will be dedicated to completion of the ordinances to be presented at the 2019 Annual Meeting.

New Business:

* Consider exploring the possibility of a conversation with the new owner (Beauclair) about including their property in beach restoration project.
* The Board addressed the overall concern about water discharge from resident properties onto the roads. In our annual letter, we will inform residents about discharge onto LMA streets creating a hazard and encourage residents to take responsibility to provide ways to divert runoff from going onto LMA streets.

Adjournment: 11:10AM

**next meeting: saturday, april 6 at 9am.**