**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**FEBRUARY 20, 2021 MEETING**

**MINUTES**

Zoom meeting 10 – 11:30 am

Members attending: Skroly, Fleming, Fumex, Peterson, Rigney, Burk

Absent: Weshler, Viscomi, Walczak

1. **Officer Reports:**

* President – Fleming
* Ongoing discussion with Toffee homeowners to explore potential LMA privileges on the West side of Toffee Lane
* Construction at Toffee Lane – Fleming in contact with town building officials to verify that Certification of Occupancy has not yet been delivered
* Treasurer – Viscomi (absent)
* Only expense since last board meeting was $3,000 snow plow invoices. LMA budget line item allows for $1,000. Need to make necessary adjustments in next year’s budget.
* Secretary – Fumex
* The dates for the next board meetings of 2021 are: 3/20, 4/24, 5/22, 6/19, 7/17, 8/21, 9/25, 10/23, 11/20, no meeting December 2021

1. **Beach – Marsh:**

* Bob Walczak will take over boat rack management. The board thanks Andy DelGrego for managing the boat rack rental for many years.
* There is interest in increasing the boat rack capacity. Burk will look into the possibility of safely expanding the boat rack
* Discussion about possibly changing the design of the chair rack
* The expenses for the phragmite management will decrease over the next few years as lower herbicide application is anticipated
* Silt cloth along Kathy Walker property has been functioning well. The Beach committee has decided to keep it as it is and remove in the Summer
* Construction of an Osprey Nest in the marsh – Tom Peterson collected information and will look into building the nest. He will come back with specifics and budget

1. **Community Enrichment Committee**

* The board thanks Andly Skroly for creating and organizing the committee. It has 9 members and has had 2 meetings so far.
* New signage at the entrance of Taylor Avenue & Lee Way. Garry Leonard and Fred More have worked on this project. The committee has chosen a design. The cost would be around $2,000. The board thanks Fred More for donating $500 towards the cost of the sign. Discussion about location of posts taking into account town property lines. Decision to differ the vote 30 days until full board is present. The board would like to look at the other projects contemplated. Skroly to circulate the other designs.
* Book sharing box to be installed at LMA, location to be determined. The board thanks Anldy Skroly for kindly offering the book box to our community.
* Barbara Lynch has talked to Madison PD about setting up a Neighborhood Watch. A sargent is scheduled to talk at the next committee meeting about increasing community awareness and implementing safety precautions in the neighborhood.
* Community Newsletter to be sent to homeowners detailing the work of the committee and reminding homeowners of summer construction restrictions.

1. **Roads**

* PF recapped data from prior administrative work on the road subject:
* 2015 Estimates and Options prepared
* 2016   Double layer of Chip& Seal applied to all roads at $45k cost.  This was approx. $0.70/sf.   Alternative options eg. mile & pave were estimate to cost 3 times that price).  Life expectancy of the double chip seal was reported to be 12 yrs.(single was reported at 8 yr )
* 2017 at annual LMA mtg in May residents voted to pursue the mill and pave treatment of roads in the future with knowledge of $120k estimated cost.   Residents also voted to build emergency fund amount of $20k in budget over ensuing yrs with $2.5k yr planned increase coming from operation budget surplus; remaining surplus was to go towards roadway fund.
* PF noted the road treatment is at half life expectancy.
* JF noted the main issue appears to be drainage
* Discussion ensued briefly on subject of funding sufficiency for long range paving plan, timing for installation of whatever pave plan selected, immediacy of addressing problem drain areas and anticipation of annual pavement/pothole, asphalt repairs.  Comments included acknowledgement that engineering solution is element of solving drainage due to unique road confines and would need to be part of the road solution for repaving to be effective.   Loan for paving was mentioned as option.

Meeting adjourned at 11:30

**Next board meeting March 20, 2021 at 9:30am via Zoom**