**Lee Manor Homeowners Association**

**Board of Directors**

**November 16, 2019**

**Agenda**

Madison Senior Center 9:00-10:30AM

Members attending: Heenan, Viscomi, More, Rigney, Burk, Fleming

Officer Reports:

* Vice President – More
  + Lee Way median: reported that Mike Heser was hire and completed the maintenance on Lee Way. From our view, the work was well done. More suggested that we consider hiring Heser next year to do periodic upkeep on Lee Way. Viscomi added that the median split rail fence has been updated and defective rails replaced.
  + Boat Rack / Chair Rack update: More reported that the boat rack has been cleared. On boat remains in a slot purchased on an annual basis. The chairs that have not been claimed were removed and are being stored by More.
  + Trash can: It was mentioned that the trash can is full. More will remove the trash. It was suggested that the trash can be left inverted and the access slot sealed. There was a brief discussion about removing the trash can completely and expect residents to carry away their trash in the future.
* Treasurer – K Viscomi. See attached. Viscomi reported that the annual dues have been almost completely paid. One resident, who historically pays late, remains unpaid. It was also reported that in response to a request at the October 2019 Board meeting, “Emergency Fund” has been separated as a line item in the budget.
* Secretary – More pointed out that the next scheduled meeting is 12/14. There was a brief discussion about holding the meeting in December. The Board agreed to keep the meeting on the calendar but to cancel it closer to the date if no meeting was needed.
  + Dates for Board meetings 2019-2020
    - 2019: 12/14
    - 2020: 1/18, 2/15, 3/21, 4/18

Old Business:

* **Report from the Special Committee on Sustainability of the Be**ach (Burk). Burk reported the work of the Special Committee and that he had met with Mike Heser about installing natural color snow fence in a pattern suggested by the Committee. Burk is waiting for the estimate. There was a discussion about the work of the Committee and Burk’s leadership. The installation of a 2’ barrier running north along the property line to the beginning of the stone wall is complete. The installation of snow fencing is in progress. Considering that an estimate for the snow fencing will be coming shortly, and considering that the Board may not meet in December, there was agreement that the project should be authorized to continue. The Board offered a motion to approve the fence installation up to $2,000 without additional action. However, the Board agreed to authorize more than $2000, by e-mail accord.
  + **Motion: Authorize installation of a snow fence according to the specifications of the Beach Committee up to $2,000. (More/Viscomi) PASSED (all Board members voted “yes”)**

Burk recommended that we install temporary silk fence from the end of the existing wooden barrier to the stairway to test if this barrier would prevent the ongoing problem of sand washing over the road. The fence would be installed soon and remain until spring.

* + **Motion: Authorize a temporary silk barrier between the existing wooden barrier and north railing of the steps. Expense up to $300. (Viscomi/Rigney) PASSED (all Board members voted “yes”)**
* **Ordinances**: More reminded the Board that the ordinance document was approved by the Board before going to the attorney for view. He reported that in response to the request made at the October 2019 Board meeting, he made edits in the ordinances based on feedback from the attorney. He reported that going line-by-line through the comments resulted in few changes, none of which had an impact on the document. More suggested that he was open to consider revisions of edits but there could be no additions without a motion to reopen the discussion and make substantive changes. Fleming and Rigney made recommendations for minor wording changes and one place where reformatting would clarify the document. More agreed to make the few suggested changes and he will circulate the document to the Board. The Board agreed to review the changes and approve the edited document by e-mail response. The next step will be to publish the ordinances as required by the Association Charter.

New Business:

* **Construction truck damage to roads**:Heenan pointed out the road repair done at the junction of Taylor Ave with Toffee Lane is breaking down because of the large number of heavy construction trucks doing work on the two homes under construction on Toffee Lane. The Board discussed if these repairs were part of routine infrastructure maintenance or if there should be action to recover the cost of repairs. Fleming pointed out that placing responsibility for damage will be almost impossible and could end up in a legal action between the contractor, subcontractors, and the Association. No action was taken.

Adjournment: The meeting was adjourned at 10:16 AM.