**LEE MANOR ASSOCIATION**

**Annual Meeting Madison Senior Center**

**Saturday May 18th, 2024 - 9:00 am - 11:00am**

**MINUTES**

**27 Property owners in attendance or by ZOOM Link**

Meeting Start: 9:15am

* President Remarks – P. Fleming
* Line item overview of budget items
* Roles and contributions of board members
* P. Smith resigning from board and we thank him for his contribution.
* Board Elections
* Budget – B. Walczak/LMA Community
* Follow-up discussion of budget
* Year to date spend has been **$9,764.44.**
* Charter questions concerning budget dues and total spending were discussed.
* Questions arose regarding the total budget and it adhering to article V, section 3 of the Charter. An LMA community discussion ensued and it was recommended that the Board meet separately for a few minutes to discuss and review budget to ensure adherence to Charter then re-submit for vote.
* Budget 2024 - 2025 – LMA Board
* Board held side bar meeting to amend budget before community vote.
* Removed 1000K events line item.
* Removed 1000K from Snowplow budget.
* Removed 500 dollars from storm clean-up.
* **A. Skroly – motion to approve amended budget. B. Walczak 2nd. Amended budget unanimously approved.**
* B. Walczak presented new amended budget to LMA residents.
* Motion made to approve or not the 2024 – 2025 budget.
* **26 yea, 1 no. Budget is approved.**
* Dues Increase – B. Walczak/Board
* B. Walczak discussed proposed fee increase along with extended yearly forecast based upon average inflation.
* LMA operating expenses and net-income generally breaking even and in some cases net loss.
* Expenses increasing, insurance, median fencing, tree maintenance, road patching, etc.
* LMA community has opportunity to vote up or down every year on proposed fee increase.
* Community discussion ensued about extra additional savings. Carry over as separate line-item.
* Motion made to increase due’s by 25 dollars effective July 1st.
* **21 yea, 6 opposed. Motion to increase by 25 dollars effective July 1st approved.**
* AOB/Community
* Question arose regarding high yield savings account for LMA.
* Board will look into it.
* Pipe discussion, what’s happening? B. Walczak discussed his on-going discussions with other associations and owners of property that are impacted by pipe.
* Preliminary information is that pipe replacement is approximately 25K.
* Hoping for support from other associations to split cost.
* Taylor Ave., flooding still a concern. Some minor mitigation observed. More still needed. Another letter possible?
* Road replacement discussed however community feels that Pipe and Toffee Flooding is priority over roads now.

 **- Meeting Adjourned at 11:00am Next meeting to be determined.**