**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**JANUARY 9, 2021 MEETING**

**MINUTES**

Zoom meeting 9:30 – 11:00 am

Members attending: Viscomi, Skroly, Fleming, Fumex, Peterson, Walczak, Rigney, Weshler

Absent: Burk

1. **Officer Reports:**
* President – Fleming
* Dumpster on Toffee Lane
* Treasurer – Viscomi
* All dues are paid as of January
* Beach expenses are split into separate items on the budget for more clarity
* 3 houses were sold on Toffee Lane. It would be a good idea to send a welcome letter along with the dues bill
* $400 for snow plow were paid to cover a previous year bill. The bill for this season has not yet been received. Weshler noted that the plowing of last week's storm was unsatisfactory. This may be linked to the poor conditon of the road and the need to repair the pavement (especially on Lee Way). T Peterson efforts to coordinate plowing needs were commended and invitation to join the process, selection and instruction was extended to board members to assist Tom if desired.
1. **Roads and Drainage**
* Fleming noted that the conversation about roads cannot be had without addressing drainage issues. Necessity to consult with engineer in order to form comprehensive plan and provide considered thought for placement of drains with full thought for adjoining property and road elevations.
* Discussion about raising dues to cover the expense of road repaving. The current road fund holds approximately $50,000. It can be estimated that a comprehensive repaving will cost in the region of $120,000 to $150,000.
* Weshler suggested, as means of addressing drainage at certain locations, the concept of offering each resident opportunity to share the cost of repairing their portion of the street with a cost share placing 50% min on Association.
* Rigney suggests separating the paving project into 2 or 3 phases (one street at a time) to allow the association budget to absorb the total expense gradually.
* Walczak proposes to set up a progressive schedule of fee increase over several years.
* Rigney reminds the board that the operational expenses of LMA are within the same range every year. Any other expenses are projects which can be financed with a special assessment.
* Weshler put forward the idea of seeking a loan for LMA.
* Peterson notes that LMA roads do not have the same engineering and construction as main town roads. He emphasized the aged and private layout that comprises the current LMA roads. A comprehensive engineered plan would be necessary to bring LMA roads to the same grade as town roads.
* Fleming questioned whether the Board has the authority to raise the budget of LMA for roadwork without a vote of all LMA homeowners. J Fumex read a provision in LMA Charter causing any assessment in excess of $5,000 to require a majority approval of the voters. Need for a financial plan as well as an engineering plan.
* Fleming to gather plan for Capital expenditure on road improvements over next two months, after which funding mechanisms will be explored by members of Bd. J Fumex posed suggestion we might want to form Road Committee as has existed in the past.

3. Ne**ighborhood enhancement**

* The bulletin prepared by Skroly has been well received and a success.
* After last meeting, 6 homeowners have volunteered to form a Neighborhood committee.
* Some of the projects for the committee would be: road signage throughout LMA and at the entrance of Lee Way and Taylor, street landscaping along Taylor, Osprey nest in the marsh.
* Skroly notes that ideally this should be a more hands on committee with a high level of involvement from the community.
1. **Beach**
	* Fleming raised the question of expanding the boat rack and seeking out ideas to improved the chair racks ( frequently noted as ill kept) on the beach (to be continued).

Meeting adjourned at 11:00

**NEXT BOARD MEETING 02/20/2020 9:30AM VIA ZOOM**