**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**APRIL 24, 2021 MEETING**

**MINUTES**

Fumex backyard, 9:30-11 am

Members attending: Skroly, Weshler, Fleming, Fumex, Burk, Viscomi, Walczak

Absent: Peterson (proxy to Burk), Rigney

**1.President’s Report**

* 30 Toffee construction likely to be completed by Memorial Day.
* Annual meeting is set for May 29 (location tbd). 2021/2022 budget is to be communicated to homeowners by 5/15.
* Todays’s meeting to focus on budget discussion and board member election.

**2. Board Members Election**

* The 3 board members up for term renewal this year are: Walczak (appointed mid-year by the board in replacement of Andy DelGrego), Viscomi and Rigney. All 3 have expressed an interest in remaining on the board.
* New residents of LMA (25% of LMA homes have been owned for less than 4 years) have expressed interest in joining the board. The nomination committee reviewed several potential candidates and identified Peter Smith as a potential new candidate.

**Motion: to accept Walczak, Viscomi and Smith as three candidates for presentation at annual meeting vote (Fleming/Skroly) - Approved by all present.**

**3. Budget**

a). Emergency fund - question raised as to need for 20 k reserve. Currently 9K in the emergency fund.

b). Beach costs reviewed.  Burk raised concern over edits Fleming made to all habitat proposed contract

c). Enrichment committee noted proposed investment and plan to complete install of road signage this fiscal year

d) Road funding- planned lifespan of prior treatment installed in 2016 noted by Fleming to be at least 8 years per work and reporting of prior board members at the time. It was recognized that continued maintenance needed at existing locations, most notable Hennessy parcel location on Lee way. Fleming noted a meeting with engineer this week to solicit proposal; he also reported two asphalt pavement contractors to review the roads by next week. Anderson bros drainage can clean out structures and help install drains as we determine (Fleming talked to both Anderson bros.owners)

e) Budget anticipated to require fee increase of $100 per year to cover increasing operating costs. Walczak noted importance to define timing of road improvement and cost (rough estimate identified earlier as $150k).  Possible special assessment (s) to fund road work anticipated in the next 3 to 5 yrs. Contractor/ engineer input needed to help form plan.

Meeting adjourned at 11:10am

**Next board meeting May 8, 2021 at 9:30am via Zoom or in person (weather permitting)**