**LEE MANOR ASSOCIATION**

**BOARD OF DIRECTORS**

**October 21, 2020 MEETING**

**MINUTES**

Zoom & Phone 6:00 – 8:30pm

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

Absent: Rigney, Peterson, Viscomi, Fumex

Officer Reports:

* President – Fleming
* President stated this section of mtg enables reporting of resident interface over the past mtg period
* Construction on 30 Toffee Lane – Drainage continues to be of a concern due to the grading of the new driveway. Potential of an unsustainable burden on street drains during a heavy rain/flooding event. Town has been informed about our concerns. Fleming had a conversation with the town planning officer and has reiterated demand that homeowners provide an engineering detail showing how these problems will be addressed.
* Orange cones on 34 Lee Way were removed.
* 69 Taylor Driveway issue. Tree removed and driveway put in. Some concern about possible additional drainage onto Taylor ave. and unknown extent of proposed paving in LMA ROW. E-mail was sent to the homeowner about concern. No response.
* Led to discussion about possible “Neighborhood Enhancement Committee”. What does it entail? Is it needed? Committee was introduced to it by Fleming as means to incorporate tree planting interest and overall improvement to LMA streetscape w. inclusion of resident input
* Introduced Bob Walczk as new board member who takes over for Andy DelGrego who is stepping down. Bob will continue to carry the interests of Toffee Lane. The expectation is that Bob carries Andy’s term effective July.
* Treasurer – Viscomi/Fleming
* Only 1 homeowner has not paid dues. 2nd letter has been sent.
* Discussion about annual dues – are they sufficient to address association needs.
* Checking balance $18,740.45
* Road Savings $59, 254.39
* Secretary – Fumex-via email / Skroly filling in
* Scheduled drain clean-up, on Toffee Lane, for mid-November.
* Roads
* Signage: Weshler to submit design for new signage at the entrance of Lee Way and Taylor as time permits.
* Weshler flooding issue. As previously discussed, flooding in front of 78 Lee Way is a major issue. Road design seems to be the major culprit. Weshler submitted a quote from Arrow Paving in Clinton. Weshler was not able to obtain a second quote. Phone calls not returned. Wants the issue to be solved before cold weather sets in. Board strongly recommended a second quote and or alternate option, i.e. dry well. Fleming to look into. Discussion morphed into a larger issue about current state of association roads and drainage. **Motion raised by Walczk to bring in a road paving company to assess association roads. 2nd by Weshler. Motion passed. Weshler to take lead on this. Will call Arrow paving to schedule time for them to come and assess road conditions. Will notify the board of date and time.**
  + Peterson contracted the services of Duncan Craig for median railing fix. Many of the railings were fixed. However, it was mentioned to Tom that there were a couple of other rails and posts that would need replacing. Through email Tom communicated that he is getting an estimate of what it would cost to replace rails and posts that need replacing. Once he obtains cost, the board can decide if we want done now.
  + Median trimming/maintenance, Tom was under the impression that Juliette or Ben were looking into that. Tom suggested he can get an individual to do that, as in the past, which typically is less expensive.
  + Fire Hydrant, Lee; Skroly communicated that several residents approached him about fire hydrants or lack thereof on Lee with the recent fire on Blakeman. Skroly contacted the Madison Town fire marshal. Fire marshal said that the water company installs fire hydrants. Since it’s a private road it would be at LMA’s expense. Town will maintain. Skroly to follow-up with the water company to get additional details.
* Beach
  + Budget good. 1,400 dollars below budget.
  + Burk waiting to hear from David Roach for re-evaluating phragmites spraying area. Initially charged for 0.75 acres now reduced with beach and boat rack redesign. Still looking at a 2-year contract but with possible 30 days opt-out clause.
  + Beach plantings doing well.
  + Burk noted that the quote for Razor Landscaping was 30 dollars less than Amato. Per Walczak, Razor down beach area all summer to maintain his yard, Bouclair and the new owners house on the corner of Lee and Toffee. Will also maintain the area leading to the beach from Blakemen and Lee.
  + Per last year, a silt fence will be put up temporarily by steps next to the Long house in coming weeks and the old raft storage rack cut up and removed.
  + Toffee pump now at Cella house in garage. Question of who knows how to use it? Need to identify person(s) capable of using the pump when needed. Don’t know when the pump last used.
  + Chair/Boat rack; November 1st quickly approaching. Should remind association members to remove chairs and Kayaks by that date.
* Website/Social Media
* Bob Walczak has volunteered to maintain website, post minutes and enhance LMA social media footprint. Several new homeowners have asked where to get LMA information.
* Fall Bulletin
* Fleming discussed that in the past an LMA bulletin was sent out to association members.
* Need to do that again? Remind homeowners about beach rules, kayak/chair removal, dogs still need to be on lease at beach and owners need to clean-up after them.
* Website sign in for members to get updated information.

Meeting adjourned at 8:40pm

**NEXT BOARD MEETING NOT SCHEDULED**