**Lee Manor Homeowners Association**

**2021 Annual Meeting -- May 29, 2021**

**minutes**

**Attendance**: 25 homeowners and 10 proxies. Quorum is met.

**Greetings**: Paul Fleming, LMA President.

* Opening remarks, recognition of importance of community, gratitude for the service and work of committees and volunteers.
* Special thanks to Andy DelGrego for years of service to the association. DelGrego was instrumental in securing the purchase of the property which is now LMA beach.
* The work of LMA beach committee and neighborhood enhancement committee during this past year is visible throughout the association: improved and landscaped beach area, increased boat rack storage capacity, new book drop, osprey nest, LMA sign posts (to be installed). These projects have been made possible in part through donations of time and money from several homeowners. Special thanks to Fred More, Andy Skroly, Ben Weschler, Tom Peterson and Stanley Burk.

**Agenda**: Per LMA Charter, the main purpose of LMA annual meeting is to approve the 2021/2022 budget and elect 3 directors to the board.

* Board member election

Ballots have been deposited in mailboxes and sent by postal mail. Three directors to be elected from the following list of candidates for a three-year term (ending 6/24):

* Kathleen Viscomi\*
* Peter Smith
* Bob Walczack\*
* Wayne Rigney\*
* Patrick Romano

\*indicates board members currently serving.

Ballots are to be completed and sent to Juliette Fumex, LMA Secretary (22 Lee Way), **no later than June 26, 2021**. Ballots received after June 26 will not be counted.

* Budget discussion

Proposed increase in annual dues from $400 to $500 per year. Increase is required to save for road drainage repair and resurfacing, and to face increasing operating costs.

Complete road repaving should be considered on a horizon of 2-3 years. While no exact quote has been received, the estimate for drainage repair and paving Lee Way, Taylor Ave and Toffee Ave is in the range of $150K to $200K. Currently the road savings account has approximately $58K.

Residents questioned the necessity and timing of raising dues. LMA dues were last raised in 2014 from $200 to $400. The current pandemic has created financial hardship for some homeowners.

Proposed 2021/2022 budget includes $3,200 for community enhancement and sustainable street design. A resident proposes to defer this project to next year and instead allocate the funds to the LMA road savings account.

**Motion**: to allocate the $3,200 set for sustainable street to the road funds (McNerney/Rigney) – **Rejected\*\***

Discussion about expense allocation (budget vs. actuals). Request for past years spend records. Viscomi noted that all records exist and are available upon request.

Discussion about need for more financial visibility on the long term, road replacement timing, emergency savings fund.

**Motion**: to establish a 5-year financial forecasting plan for LMA (Rigney/Walczak) – **Passed\*\***

**Motion:** Budget for 2021-2022 is adopted (Peterson/Skroly)- **Passed\*\***

Adjournment: The meeting was adjourned at 11AM.

\*\*the voters of the Association shall be all persons who are the owners of record of land within the limits identified in Article I Section 3, for so long as they continue to be the owners of such land, who are at least 18 years old and not otherwise prohibited by law from voting at town meetings of the Town of Madison. As provided in Special Act No. 55-249, all owners of any interest in any one parcel of land shall be considered as one owner for the purpose of voting, and shall be entitled, collectively, to cast one undivided vote.