**Lee Manor Homeowners Association**

**Board of Directors**

**February 22, 2020**

**Minutes**

Madison Senior Center 9:00-10:00AM

Members attending: More, Viscomi, Heenan, Fumex, Peterson, Burk, and Fleming

Guests: None

Agenda: Board member requests for additions to the agenda

* There were no additions to the agenda
* More noted that Rigney asked that an e-mail he sent be read to the Board. (attached for Board-only reference)

Officer Reports:

* President –
	+ March Board Meeting (3/21) single agenda item – 2020-2021 budget
	+ Publication and distribution of Ordinances – The Source cost was $475
	+ Cover letter to residents (draft)
* Treasurer – K Viscomi
	+ Expenses vs. budget update and comments
		- Discussed road as an escrow fund. Based on memos that have been shared in the past and present understanding. There was a discussion about how the $200 Dues increase (enacted about 2015) was presented to the residents. While some believed the $200 increase was to be a set-aside for roads, others believed it was an increase in annual dues and residual funds after expenses would be set aside for roads. Fumex introduced a letter to the residents (2015) describing the increase. The letter directs that annual dues would increase to $400 and any money, after expenses, would be set aside for roads.
		- There is no record to reflect the Board’s action. It was recommended that this issue be clarified at the March Budget meeting.
	+ March 21 meeting will be devoted to the 2020-2021 budget planning.
		- Burk was asked for a budget request from the Beach Committee. Such a request should indicate what is basic necessity and what request best meets the wishes of the Committee
		- Board members were asked to be prepared with proposals that they individually believe would be in the best interest of the community to enhance safety and esthetics.
* Secretary – More
	+ Nomination for secretary. There were no volunteers or nominations for Secretary. More indicated he would fill both roles until June 2020 if no one comes forward. However, at the Board meeting after the annual meeting, a secretary must be chosen.
	+ Dates for Board meetings 2020
		- 2020: 3/21, 4/18, 5/16,
		- Annual meeting: May 30, 2020
		- 2020: 6/20, 7/18, 8/15, 9/19, 10/17, 11/21, no meeting December 2020
		- Annual Picnic: 7/18/2020

Old Business:

* Report from the Special Committee on Sustainability of the Beach (Burk)
	+ Burk reviewed how the temporary screen from the end of the existing wooden wall to the staircase has been successful. He recommended that the wooden wall be extended to the staircase. There was a brief discussion, but no action.
	+ Asked for delay in placing boats on the boat rack to provide time to relocate the boat rack.
	+ Mike Heser reported on level and move sand, grubbing, and removing the remaining mixed vegetation. Burk suggested that the vegetation removal could be a community project.
	+ Beach committee wants a snow fence to be place.

New Business:

* Proposal for a nominating Committee

**MOTION: To create a Special Committee on Nominations (one-year test) to identify and support residents who would be open to serve on the Board. [Peterson/Viscomi] PASSED**

* + During discussion, More pointed out that our Charter provides that residents can be on the Special Committees without being Directors.
	+ Fumex volunteered to chair the Nominations Committee (2020-2021)

Adjournment: 10:05AM