**LEE MANOR ASSOCIATION ANNUAL MEETING**

**May 20th, 2023, MEETING MINUTES**

Madison Senior Center 9:00 to 10:45 am

Attendees: 6 Homeowners; 10 Proxies; 7 Board Members

1. Agenda
2. President Welcome
3. Annual LMA Budget Discussion / Vote
4. Budget Forecast Presentation
5. Road Referendum Discussion
6. Beach Discussion
7. Picnic – Potential Dates
8. President Welcome - Fleming
9. Welcomed association residents. Thanks all for participation. Volunteerism is the core of association.
10. Disappointed in turnout; 23 of 67 Residents represented incl Proxies this morning (~1/3)
11. Budget to be reviewed and voted on at meeting.
12. B. Walczak drafted a 15-year budget forecast. Will present and discuss.
13. Have a road referendum. Roads will never be perfect. Water removal / drainage key to good roads.
14. Will have beach / pipe discussion, form a consortium with other owners and association.
15. Thanks to Patricia Hennessy for her time on board. Thanks to Pat Brandi for agreeing to fill out Patricia’s remaining term.
16. Finally, annual picnic. Always good time, bring members together. Need to discuss dates.
17. LMA Annual Budget
18. Reviewed budget line items: Boat rack contribution to budget, the need to carry insurance, limited snow removal this past year. Road repairs - disappointed in quality this past yr compared to prior. All things that need to be performed by Association.
19. J. Metz, 1OK payment where in budget? Discussion ensued about beach work in summer ($500) and “emergency” flooding cost. Thoroughly outlined in Winter 2023 Newsletter.
20. A. Skroly, motion to vote on budget. Second, T. Peterson. Motion **approved.** S. Burk 1 proxy vote **no. 2023-2024 LMA Annual Budget approved.**
21. Budget Forecast – B. Walczak
22. 2022 annual meeting members were interested in seeing a budget forecast. Can then better plan for association fees.
23. 15 year forecast developed assuming an average of 3.8% annual inflation. Knowing expected annual increases and saving on having to do patching, if do roads in 3 years, could save between 10 and 15K per year over the years where there may be no need for patching. This will eliminate need for assessment when roads need to be done again.
24. S. Wallace possibility CT Water will bring new water pipe down Taylor. Could influence decision on road repaving. Looking for official response from CT Water. P. Fleming noted having placed call in to project engineer at CT Water.
25. Discussion ensued around paving and effectiveness of any work that might be done? Problem with heavy trucks, cements trucks, etc., damaging roads. Never built for large trucks.
26. Should ordinance be reviewed about construction, limiting large trucks. Ask resident who’s doing work for **bond** for road repair?
27. T. Peterson commented on road issues on Stony Lane. Not good even though adherence to town, state regulations.
28. **Road referendum** has been sent out. All responses due by June 15th.
29. Election of Board Members
30. P-Fleming, importance of privacy when voting. Want to tap into as many of the 67 households as possible.
31. Ballots sent out and all interested persons listed on ballot. Return due by June 15th.
32. Discussion ensued about Board communication. B. Walczak, about 50 households registered on Website. Reviewed website traffic. Possibly better communication?
33. C. Wallace, Constant Contact. Used for her non-profit. Saw web traffic and response almost immediately increase. $85 per year. Use for LMA? C. Wallace to forward e-mail to board.
34. Beach Report
35. S. Burk discussed success of beach clean-up, additional beach plantings in fall will be needed. Asking for additional help in picking plants. B. Lynch to help, others welcome.
36. New raft has been received at Bebee Marine. Signage in process for “no-diving”.
37. Still need an anchor. J. Kozub, 55 Taylor, has an old anchor that he offered to LMA for raft. Will measure the anchor and email dimensions and weight.
38. Beach Pipe. Long discussion ensued regarding the drainage pipe. Many points of view expressed. State DEEP referenced and mention made of Army Corps of Engrs. as general remarks offered. No mosquito control from State anymore.
39. **One thing clear, properly working pipe is critical to keep Toffee from excessive flooding. Don’t want repeat of December 2022.**
40. B. Walczak, P-Fleming, we must include other owners of beach, Beauclair, Levine, Kelsey, Miller.
41. LMA **not to bear** brunt of cost for pipe solution. 10K to fix was a good jester showing our willingness to repair.
42. S. Wallace, provided observation - good majority of flooding through Miller’s property.
43. P. Fleming discussed professional engineering service for developing solution to pipe issue. RACE Coastal Engineers; introduced in earlier meetings this year
44. Group – “Need a feasibility study that includes Kelsey, Beauclair, Levine, Miller and LMA” to develop a solution to the pipe.
45. B. Walczak- motion to move forward with professional feasibility study, with consortium of other responsible parties. 2nd motion, C. Wallace.
46. **Motion approved.**
47. Annual Picnic
48. Should have a picnic?
49. C. Wallace, $1K seems a lot for picnic expense. She noted not resident in summer but would rather have money spent for Professional Engineer for beach pipe.
50. Money in budget for picnic.
51. Can reduce cost? Some potluck, caterer?
52. Tentative dates July 8th, 15th?
53. Need person(s) to arrange.

Meeting adjourned 10:45 am.