**Lee Manor Homeowners Association**

**Board of Directors**

**January 18, 2020**

**Minutes**

Madison Senior Center 9:00-10:00AM

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

Guests: Andy Skroly

Officer Reports:

* President – Fumex
  + Recognized Stan Burk for following through with the phragmites removal. The next step will be the application of herbicide in spring 2020.
  + Juliette announced her resignation as president effective with this meeting. She explained that after six years, she was eager to pass the responsibility to someone else. She added that she will remain on the Board for the duration of her term and assist the new president. The Board expressed their gratitude for her service on the Board and to the Lee Manor community.
  + **Motion: Nominated Fred More to serve as president. (Rigney/Viscomi) PASSED (unanimous: Delgrego absent)**
  + The position of secretary will be vacant as the result of More becoming president. The position will be filled by the February Board meeting.
  + The Board discussed how to increase interest in broader participation in service to the Lee Manor community. It was pointed out that several residents have been active on the Beach Committee and perhaps similar committees would lead to more involvement. This will be discussed at a future meeting.
* Treasurer – Viscomi – submitted a written report (attached).
  + Questions raised about how the escrow set aside for roads is described in budgeted expenses.
  + The Board agreed to review the allocation of funds for roads building. Reviewed the history of dues allocation.
  + It was suggested that the budget be the sole agenda item at the March meeting in preparation for the May 30 Annual Meeting.
* Secretary – More
  + Ordinances: After the completion of the ordinances, the Board must consider how the ordinances will be presented to the residents. The LMA Charter requires publication in The Source and will cost about $375.
  + Dates for Board meetings 2020
    - **2020: 1/18, 2/22, 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:

1. Report from the Special Committee on Sustainability of the Beach (Burk)
   * Reviewed the progress to this point:
     + As per the plan adopted by the Board, the phragmites has been mowed and mulched.
     + Overall, to this point.
       1. A plan to remove phragmites has been adopted (for Year 1)
       2. A wooden barrier fence is now in place
       3. A temporary barrier fence has been constructed along the stone wall to the stairs
       4. The trash has been removed and the container secured for the winter
     + The next phase in the spring 2020 will be grubbing the area, regrading the sand, relocating the boat rack from the present location to an area north on the cleared area. Also, consideration for removal of the swim raft and replacement with a more contemporary designed removable raft that can be stored off-site
   * In discussion, it was reminded that we are responsible to be sure that we have clear delineation of boundary of the wetland area so we do not encroach on it.
2. Ordinances: A summary of the final document was made with two additional edits to remove #10b and removal of the line about parking on the “Rules” appendix.

**Motion: Adopt the ordinances and rules as discussed. (Rigney/Heenan) PASSED (Unanimous. Peterson by proxy. Delgrego absent)**

* + The Board agreed that the ordinances should be sent by mail to all residents and simultaneously published in The Source.

New Business:

1. There was no new business

Adjournment: The meeting was adjourned at 10:10AM

**THE NEXT MEETING IS SATURDAY FEBRUARY 22 AT 9:00 AM AT THE MADISON SENIOR CENTER**