

RADISSON COMMUNITY ASSOCIATION, INC.

**BOARD OF DIRECTORS**

**ANNUAL MEETING**

June 11, 2003 7:30 PM

ASPEN HOUSE, NORTH ENTRY ROAD

---

**DIRECTORS PRESENT**

Pat Dolan  
Rosemary Devito, Secretary  
James McKay  
Larry Limburg, President  
David Sheridan, Treasurer

**DIRECTORS ABSENT**

Dan Healy, ESDC  
Andy McWain, Corporate Park  
Peter Seiffert  
Jackie Southard (Appointed BOD)

**COMMITTEE REPRESENTATIVES**

**PRESENT**

Luanne Christensen, Long Range Planning  
Kevin Tansey, Operations  
Lesla Nagle, Recreation

**ABSENT**

Bud Sweet, Architectural Standards  
Vacant, Communications  
Vacant, Nominating

**OTHERS PRESENT**

Ned Goetzke, Acting Executive Director; Lynn Furlong, RCA Accountant; Laura Robinson, Administrative Assistant; Melanie Egan, Director Of Community Programs; Liz Stauffer, Rec Director; Lu Buttiglieri, Nursery School Director, Mr. and Mrs. Ferrigan; Rita Behm; Nursery Teacher; Richelle Wedyck, Nursery Teacher; Tom Taylor, RCA Attorney; Bill Chambers, Auditor and residents; Martha Devine; Bob and Barbara Harvey; Dorothy Washburn; John Claypool; Bill Carhart; John and Laura Alvarez

The Annual Board of Directors Meeting was called to order by Larry Limburg at 7:36 p.m. Quorum was established with five directors present. Meeting minutes recorded by the Administrative Assistant and Director Of Community Programs. Minutes of the Board of Director's meeting on May 19, 2003 was reviewed, and no corrections were noted. Minutes of the May 19, 2003 meeting, on motion by Pat Dolan, seconded by David Sheridan, were unanimously approved.

**TREASURER'S REPORT- Dave Sheridan reported**

**PRESENTATION OF AUDIT - Bill Chambers reported**

David Sheridan introduced Bill Chambers, Fust Charles & Chambers, to make the presentation of the Annual Audit of FY03. Bill commented that his firm has done the audits for the RCA for the last thirteen years and they continue to be impressed with the thorough accounting procedures and checks and balances that are in place. He highlighted the findings of the Financial Statements and Balance Sheets (see attached audit report). When previously reviewing the draft audit report with the Finance Committee, Bill discussed with David and the committee members the need for a Capital Reserve Study to be done to ensure adequate funds for replacement of all capital items. Bill and David explained that the investment procedure has been to be conservative with no borrowing of funds. We purchase CD's, having the CD maturity dates laddered over the next five years. The Amenities Fund which has funded amenities such as Kerri Park Pavilion and River Park Phase 1 has been depleted and further expenses will be financed from the General Reserve Fund.

**COMMITTEE REPORTS**

**I. ARCHITECTURAL STANDARDS COMMITTEE - Larry Limburg reported -**

The committee has been focusing on the modifications of the Architectural Standards Guidelines. These modifications include a clearer understanding and definitions of the ASC guidelines. The ASC guide can be

**June 11, 2003**

found on the website as well. The committee is working close with Dan Healy and the ESDC. Since the ASC has no jurisdiction until the land is transferred to the RCA, it has brought about new changes in materials and structures which must be reflected in the ASC guidelines. The committee faces challenges including exterior modifications being completed without approval from the committee, as well as residents making changes to their modification application without approval from the committee.

**II. COMMUNICATIONS - Ned Goetzke Reported**

The *Reflections* newspaper is an effective way of communicating to the community, as the residents seem to enjoy and appreciate the information and content. The RCA website has been increasing with popularity as public grows more aware of its existence. New resident welcome baskets are being well received. This process is becoming a great source of recruiting committee members and overall involvement for the community. The RCA telephone directory is running smoothly as residents look forward to its annual distribution.

**III. FINANCE - David Sheridan Reported**

The Board Of Directors and Finance committee thanked Lynn Furlong for being pro-active in keeping excellent records. The committee stated that the RCA has been very effective with the budgeting process, finding no unexplained variances or costs. Challenges the RCA could face in the future would be continued accuracy as the community expands and accurate forecasts from year to year.

**IV. LONG RANGE PLANNING - Luanne Christensen reported -**

The committee sent out 250 opinion surveys to the community. They presented information and data that had been collected from the surveys through a Power Point presentation, given by Pat Dolan. The committee was pleased with the results and will continue to use this data to set future goals. Ongoing discussions include; a restaurant on the river; new signs; new entry signs; Variance to Boat Launch; inputting additional stops signs; opening of Drakes Landing; and discussing a new development on Route 31.

**V. OPERATIONS - Kevin Tansey reported-**

The Operations committee stated that they are continuing to control the algae found in the lake. They are weighing the options of mechanical means versus chemical means. The committee has a new design for the flower beds on Route 31, due to the widening of the road. New maintenance equipment such as a new tractor and leaf vac have been purchased as requested. The committee has assisted maintenance for fertilizer orders and planning. The more recent section of Radisson has been provided with trees and shrubs. Other projects and discussions include; a flower bed at the Aspen House; increasing the use of perennials which would decrease maintenance; improving turf, looking into chemical weed control, and accommodating staffing and equipment needs.

**VI. RECREATION - Lesa Nagle reported-**

The Committee will continue to hold events that have had much success in the past. A few of these events include the Mystery Theater night, the Valentines Dance, the Easter party, Luau, and Founders Day. The committee thanked Melanie Egan for all her support and help in coordinating these events. The committee also continued to acknowledge how damaging the ice storm had been and thanked the RCA maintenance and staff for all of their hard work.

**VII. Nominating/ Elections - No report**

**June 11, 2003**

**Announcement of Election Results of Four (4) Class "A" Directors to the RCA Board Of Directors -**

An uncontested election to elect four (4) Board of Directors for four (4) available positions, ran from Saturday, May 31, 2003 through Wednesday, June 11, 2003. One hundred (100) ballots are required in an uncontested election for the election to be considered official. Out of 3,469 registered voters, 111 ballots were cast. Of those ballots, 3 ballots were deemed not eligible to be cast. Therefore, 108 final ballots were tallied, otherwise slightly more than 3% voter turnout. Official results include; Paul Arvantides with 102 votes, Luanne Christensen with 103 votes, Ned Goetzke with 102 votes, and Dave Thomas with 103 votes. Larry Limburg welcomed the newly elected candidates to the Radisson Community Board Of Directors.

**Presentation of the Gift Of Appreciation for President Lawrence Limburg, Treasurer David Sheridan, and Director Peter Seiffert.**

**RCA ANNUAL REPORT - Ned Goetzke reported**

All of the Radisson programs: Summer Playground program, Oberon Pool, Luau, Founder's Day, Syracuse Symphony Orchestra and fireworks display, were successful and well attended. One new activity, the Adult Mystery Theater, was added which was enjoyed by all who attended. New construction has been steady but limited to existing sections, which are now nearing completion. Four new sections are planned: Oak Hollow, River Grove, Island Meadows and Whispering Ridge. The Center Pointe Apartment complex continued to grow. Tom Taylor was appointed as Radisson's new corporate attorney. Fitzgibbons and Associates completed a thorough review of the community's salary administration program and remedial corrections were made where deficiencies were found. A complete review and update of personnel policies is also necessary and that process has already begun. A new welcoming program for new residents has begun. In conjunction with area businesses ( Orange Blossom Gift Baskets, Alliance Bank, and Moyers Corners Wine & Spirits), a Welcome Basket is now being delivered to new homeowners in the community. The community began a process for strategic planning addressing areas of facilities, political action, natural environment, and governance. A community survey was completed to identify and validate areas to concentrate on. Plans have been finalized for the construction of the boat launch in the river park development area. The parking lot at the Glacier Ridge recreational park has been paved. Equipment purchased this year includes two new trucks, a leaf vacuum, and a pool cover. Facility improvements include roofing and painting the Oberon Center. Pathway construction has begun in the R section and should be completed this summer. Ned stated that the permanent staff has seen some changes. A national search is on for a new Executive Director, which the Association hopes to have on board in July. Melanie Egan has been promoted and is currently taking on the responsibilities of Director Of Community Programs. Laura Robinson is the new Administrative Assistant and Gina Mushynsky is our new Communications Specialist. Brenda Lawless, Accounting Assistant, and Julie O'Neill, Webmaster, provided consistency during the transition of positions last summer. Lynn Furlong has been doing an excellent job with her new responsibilities assigned to her last year and in keeping the office organized in the absence of the Executive Director. Terry Bemis and his staff took extra measures last winter to rebuild and maintain several key pieces of equipment, as well as provide extra attention to the facilities. Lu Buttiglieri and her staff continue to run an exemplary nursery school program. Staff Training includes Lynn Furlong completing the CAI course and is now a Certified Community Association Specialist. Melanie Egan has passed the Notary Republic test and is now certified as a Notary Republic.

**NURSERY SCHOOL REPORT - Lu Buttiglieri**

Lu Buttiglieri thanked her staff for having another wonderful year. The Nursery School had two new teachers this year who did an exceptional job with working with the children. All of the Nursery staff members intend to return in September with the exception of Terry Ferrigan who was their interim teacher for one year. Kim Schoeberlein will return as the 4's teacher after a one year leave of absence.

This year the Nursery school had a record number of itinerant teachers come to the school and help those children who had specific needs. These needs may include speech therapy, occupational therapy, and physical therapy. The staff worked really hard to cooperate with these special teachers

and made it a great experience for all the children. The Nursery School has continued their correspondence with the Baldwinsville Kindergarten teachers as they continue to reassure Radisson that the program is helping these children transition into Kindergarten. Full enrollment was able to be maintained up until the last couple months

**June 11, 2003**

of school when one child moved. This years enrollment results ended with 78% being Radisson Residents. Enrollment for next year consists of 77% Radisson Residents. Lu stated she will be advertising for more three year old's since they sometimes lose students due to toilet training. The annual nursery school slide show was presented immediately following the schools annual report.

**DEVELOPMENT REPORT - Ned Goetzke reported**

The recent purchase by Longley Jones of approximately 43 acres between Drake's Landing Road and River Road, at NYS Route 31, is under construction. The building lots for this area should be available by August or September. A 28 parcel of land, located east of Willett Parkway and running south of Deep Glade to behind the Health Center Properties, is under contract for future development of single family homes. The YMCA, with the Town of Lysander, has acquired ownership of the ice arena. Discussions between the Town of Lysander and the ESDC regarding the YMCA are going very well.

**RECOGNITION OF RESIDENTS - None at this time**

**CLOSING REMARKS - Larry Limburg reported**

Larry Limburg thanked all Board members, staff, committee members and all volunteers. The Board also encouraged residents to come forward and express their ideas at anytime, as the Board Of Directors represent the residents of the Radisson Community.

**ADJOURNMENT -**

Motion by Pat Dolan, seconded by David Sheridan, and carried at 8:50PM unanimously.

Respectfully submitted,

---

Rosemary DeVito, RCA Board Secretary