

RADISSON COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS

MONTHLY MEETING

April 24, 2006 @ 7:30 PM

ASPEN HOUSE, NORTH ENTRY ROAD

DIRECTORS PRESENT

Bud Sweet, President
Luanne Christensen, Secretary
Andy McWain
Stan Solow
Pat Dolan
Ryan Brown

DIRECTORS ABSENT

Alan Theriault, Vice-President
Bill Carhart, Treasurer
Dan Healy, ESDC

COMMITTEE REPRESENTATIVES

PRESENT

John Neubauer, Finance
Myron Ellsworth, Operations

ABSENT

Mike Southard, Architectural Standards
Robin Brown, Long Range Planning
Vacant, Communications
Lesa Nagle, Recreation

OTHERS PRESENT

Jack Krisanda, Executive Director; Lori McCarthy, Administrative Assistant; Liz Stauffer, Director of Community Programs ; Sean Gorman, ASC Assistant and Ed Bruce, retired ASC Chairperson. Residents: Bill Karl, Larry Limburgh, Kevin Tansey, Jim Bannon, Charles Rock, Marilyn Black, Sue Arnold and Bonnie Goetzke.

The monthly Board of Directors Meeting was called to order by President Bud Sweet at 7:40 pm. Quorum was met with (6) six directors in attendance. Lori McCarthy recorded minutes of the meeting. Minutes of the Board of Director's monthly meeting on March 27, 2006 were reviewed and no corrections were noted. On motion by Andy McWain and seconded by Pat Dolan, the minutes were unanimously approved.

COMMITTEE REPORTS

I. ARCHITECTURAL STANDARDS- Jack reporting

Jack said that the ASC Guide is at the printers. Jack said he is hopeful that the Paint Colors & ASC Guide will be ready to be delivered to the residents by Wednesday {May 3rd} of next week. Jack said that Joe Cavino, ASC Architect, did all of the drawings for the ASC Guide.

II. COMMUNICATIONS- No Report

III. FINANCE- John Neubauer reporting

John said that the tax case issue with the Town of Lysander has been going on since 1988. John said that the Finance Committee has been discussing what to do about how the Town is currently assessing how to tax the common property areas in Radisson. John said that the Finance Committee recommends that Radisson gets a 10 year tax agreement for common area tax assessments from the Town; currently we have a 3-4 year agreement. Bud asked if the agreement would stick if there was a change in politics. Jack said that Radisson would ask for the type of agreement that would withstand a change of politics. John recommends that Radisson post information in the Reflections to let the residents know about the tax case issues and this may influence how residents vote in the Town of Lysander.

IV. LONG RANGE PLANNING- Jack reporting

Jack said that the committee has been focusing on the pool area and the playground.

V. OPERATIONS- Myron Ellsworth reporting

Myron said that there have been two Operations meetings since the last Board meeting. Myron said that the Operations Committee had a meeting with Maintenance Staff at their facility and it was very informative.

VI. RECREATION- Liz Stauffer reporting

Liz said that the Easter party on April 8 was successful. The Rec. Committee is preparing for the Luau on July 8th and other summer events. Liz said that the Anheuser Busch sponsored beer tasting that will be held at the brewery on May 4th was filled up within hours of being advertised. Liz thanked Anheuser Busch for sponsoring this event.

Andy McWain asked Liz about the summer recreation program prices. Liz prepared a handout for the BOD members so they could decide tonight on program fees for this summer. Liz said that two (2) additional full time playground staff will need to be hired for this year. Jack said that the (new) New York State regulations now consider Radisson's Playground Program a "daycamp" and more staff will be needed to keep in compliance. Liz said that residents will complain about any price increase. Andy asked if John Neubauer and the Finance Committee could sit down with Liz to establish a price for the summer program. Liz said that she is dealing with a time constrain because summer program sign up begins Monday, May 1st and she needs to get the paperwork completed. Luanne Christensen said that a price increase won't close the financial gap this year. Andy said that the RCA needs to be financially responsible and this means increasing the fees.

Pat Dolan made a motion to adopt Option #2 {\$40.00 per child & \$65.00 per family for the 5 week playground program} for this fiscal year. Stan seconded the motion and the Board unanimously approved with the contingency to include the Finance Committee in setting price increases for the following fiscal year. Liz inquired about the current swim lesson fees and the Board said to keep the prices without any increases for this fiscal year. The swim lesson fees should be reassessed next year when Liz meets with the Financial Committee.

VII. NEIGHBORHOOD WATCH- No Report

DEVELOPER'S REPORT- Jack reporting

Jack said that there haven't been any changes since the last Board meeting.

RCA STAFF REPORT- Jack Krisanda reporting

Jack will discuss issues when we discuss old business & new business.

SPECIAL NEIGHBOR/EMPLOYEE RECOGNITION-

Ed Bruce was honored for his 13 years of architectural services with the Architectural Standards Committee. A celebratory reception will follow the meeting.

RECOGNITION OF RESIDENTS:

Charles Rock presented his concerns regarding signage and lighting issues in Radisson. Chuck said that he has lived in Radisson since it was built. Chuck said he thought Radisson was different and wouldn't allow all of these signs. Chuck said that the Plumley Engineering sign is way out of scale. The Radisson Corporate Park sign is falling apart and is a disgrace; it gives a wrong first impression of the Radisson Community. Chuck said that on Sunday (April 23rd) he counted 33 real estate "pop-up" signs in Radisson; the signs were on Willett Parkway, Drakes Landing and all entrances. Chuck said that these real estate signs are uninviting and we need to maintain our own standards. Bud said that the RCA needs to take control of the real estate sign issue because it is a big problem. Bud said that the realtors argue that they need the signs to sell the houses and if the houses don't sell then Radisson loses revenue. Chuck said that a compromise is to limit the number of real estate signs that can be posted. Bud said that he agrees that too many signs are offensive.

Pat said that Radisson needs a plan to control the sign problem. Pat questioned who is in control of the Corporate Park signs and said that he doesn't think that the RCA has any control over Corporate Park signage. Jack said that Dan Healy from the ESDC is aware of this sign issues with Corporate Park. Pat suggested that the ASC can help control the residential sign issues and the ESDC can control the Corporate Park sign problems.

Jack said that front lawn signs are okay while contractors are working on residential properties; once they are finished then the signs need to come down. Jack said that the RCA is making a conscious effort to enforce the new ASC policies. Jack said once the new guide comes out the new fine policy goes into effect. Jack said that the respondent has 60 days to respond to any fines and after that it will go directly to our attorney. Jack said that the RCA doesn't have time or the manpower to chase people down. Bud said if we can control the signs at the Sunshine Mini Mart then we have made progress. Jack said that the Sunshine Mart is under new management and he is working with the owner's daughter about changes that need to be made.

Larry Limburgh said that a notice should be put into the Reflections regarding the sign problem in Radisson. Sean said he has photocopied the sign policy and he leaves a copy for residents who have violated the policy. Sean said most of the time it has to do with "For Sale by Owner" signs. Sean said he will let them know they can only have one sign on their property.

Chuck discussed the lightening issues in Radisson and how everything should be uniform. Bud suggested that we get Barry Bullis and National Grid together to discuss this issue. Bud said we should control the issues that we can control. Bud said he will discuss lightening issues with the ASC.

Kevin Tansey said that the pathways are deteriorating and are becoming hazardous to walk on. Kevin said he has seen people fall down on the paths while he has been out walking. Kevin said that the pathways need to be repaired and paved. Kevin said that there is moss growing in the cracks and some of the pathways look abandoned. Andy said that there has been money allotted to fixing the paths and work will be done to fix and maintain the paths. Quotes are in for a five year plan and work should start in the beginning of May 2006. Jack said that the RCA doesn't have the manpower to devote to the paths. Andy suggested that Jack could find time to get maintenance to clean the paths on a weekly basis. Bud said that the RCA is aware of the path problems and hopes to make necessary improvements this summer.

RESOLUTIONS: (787) Approval of the Assignment of the Waste Collect contract to Dependable Disposal

Andy motioned, Luanne seconded it and the Board of Directors unanimously approved of Resolution # 787.

OLD BUSINESS-

Jack said he is still trying to arrange the Committee Training sessions. Jack said that the Symphony donations are coming from businesses and residents. Jack said that Sticklely, and the Radisson Health Center are both interested in becoming corporate sponsors. Senator DeFrancisco had promised \$3,000 in grant money. Resident, Kevin Tansey said that many Radisson residents are asking him about the Symphony personal donations and what standard amount is being donated from the residents. Jack said that whatever people can afford they are giving; the average amount is about \$25 - \$30 dollars. Jack said that any donation to the Symphony is greatly appreciated.

Jack discussed the ongoing drainage problem and hopefully it can be resolved soon. Jack said that the Core of Engineers has looked at it and they haven't given their okay yet to start the needed work. Jack said the Core of Engineers was in New Orleans helping with the clean-up and this is not a priority for them. Jack said that the water is getting clogged up from debris and it's turning into a swamp situation in the resident's backyards. Resident Bill Karl asked what can be done in his backyard that already is a swamp that is attracting black flies and bugs. Jack gave Bill Karl his cell phone number and asked him to give him a call on Tuesday, April 25th to discuss his personal situation.

Jack said that the YMCA hasn't closed on the property yet. Jack said the Radisson Greens Golf Course gave the RCA permission to use their property to truck stuff in and out to repair the Hidden Lake inlet. All of the work has been completed.

Jack said that there is a traffic study being conducted by the Town of Lysander engineers at the West Entry & Willett Parkway intersection to determine if a four (4) way stop is necessary. Andy said that Sam McCracken from the Operations Committee sent a letter to the Lysander Planning Board asking for the 4-Way Stop due to safety concerns. Andy said that this issue is not just a RCA problem and the Radisson residents/tax payers need to take responsibility. Andy said that they can write letters and make phone calls to let the Town of Lysander know how they feel about this dangerous intersection.

NEW BUSINESS-

Andy said that the Operations Committee is seeking Board approval for a traffic light instead of the 4-way stop at the West Entry & Willett Parkway intersection. Andy said that a traffic light would be a significant amount of money that Radisson would be responsible for. The Board unanimously denied this due to the cost.

The Board agreed to change the May thru August board meetings from the 4th Monday to the 4th Wednesday of the month due to members scheduling conflicts.

ADJOURNMENT- The meeting was adjourned at 8:50 pm on motion by Andy McWain, seconded by Pat Dolan and unanimously carried.

Respectfully Submitted,

Luanne Christensen, Secretary

APPROVED this 24 day of May, 2006

CORPORATE SEAL

