

RADISSON COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS

MONTHLY MEETING

May 23, 2007 @ 7:30 PM

ASPEN HOUSE, NORTH ENTRY ROAD

DIRECTORS PRESENT

Bud Sweet, President
Pat Dolan, Vice-President
Luanne Christensen, Secretary
Stan Solow
John Neubauer
Ryan Brown, Corp. Park Rep. /Anheuser-Busch

DIRECTORS ABSENT

Andy McWain, Treasurer
Larry Limburg

COMMITTEE REPRESENTATIVES

PRESENT

Pat Dolan, Neighborhood Watch
Lesa Nagle, Recreation
Kevin Tansey, Operations

ABSENT

Mike Southard, Architectural Standards
Long Range Planning, Vacant
Finance, Vacant

OTHERS PRESENT

Lori McCarthy, Administrative Assistant, Lynn Furlong, Accountant/Office Manager. Residents present: Barb Harvie, Marilyn Vinqvist, Wendel Smith and Jim Santoro.

The monthly Board of Directors Meeting was called to order by President Bud Sweet at 7:35 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 April 23, 2007 were reviewed and no corrections were noted. On motion by Pat Dolan and seconded by Luanne Christensen, the minutes were unanimously approved.

COMMITTEE REPORTS

I. ARCHITECTURAL STANDARDS- John Neubauer reporting

John Neubauer said that there have been continuance ASC applications coming in; some regarding notices sent out from the January inspection. There have been 40-45 applications per meeting & the ASC is now meeting twice monthly. There has been a 25% in ASC applications compared to same time last year. The maintenance of the Radisson residential properties is the current focus of the ASC.

II. COMMUNICATIONS- Stan Solow reporting

Stan said that the Reflections is now breaking even. Stan reported that they want to conduct a website study to determine how many different Radisson residents are actually using our website and we want to know how to make sure that these numbers are accurate. Stan said we could publish a survey in the Reflections but residents don't always return the surveys. Stan said that we should get the word out that the Reflections can be found on the Radisson website. Pat Dolan reported that John Neubauer has been researching information about Homeowner Association websites and John N. said he will keep us posted on any new information he finds out. Pats aid our current website is passive and we need something more interactive.

III. FINANCE-Lynn Furlong reporting

Lynn reported that the annual audit began on May 21 and is going smoothly, and the on-site portion of the audit is expected to wrap up this week. The Finance Committee will be meeting on Tuesday, June 5 at 5:00pm to review the draft audit report with Bill Chambers, Fust Charles & Chambers. The unaudited financial statements were included in the board packets. The Amenities Fund ending balance was approximately \$66,000, which was the projection. The Operating Fund realized a deficit of \$3,900 at year-end. The FY07 budget had projected a year-end excess of \$5,355. The variance report shows very few changes from earlier in the fiscal year.

IV. LONG RANGE PLANNING- John Vinquist reporting

John reported that there haven't been any meetings since Robin stepped down as Chairperson.

V. OPERATIONS- Kevin Tansey reporting

Kevin reported that he's the new Chairperson for Operations. Kevin said that the Committee is currently working on cost effective materials for the pool fence. Kevin said that the annual Radisson Garage Sale should be stopped because there are too many safety issues and he doesn't think the Troopers do enough for us. Pat Dolan responded that the Troopers have been very supportive if Radisson and the current sergeant is a member of Neighborhood Watch. Pat said that Katie Kruger from the Sheriff's Department is also a Neighborhood Watch member. Bud responded that he has been in touch with the police regarding the Garage Sale and he wants to find out how many tickets were given out that weekend for parking violations.

Kevin reported that the Operations Committee is looking into purchasing a hillside mower; the approximate cost is \$20,000. Kevin suggested that we get rid of the vegetation on the hillsides so we don't have to mow them. Kevin said that the committee is working on the algae problem in the lake and there is a floating sonic device that runs on a 45 watt light bulb that gets rid of algae. Kevin said that you can rent it for 3 months to see if it will work and the rental money is applied to the purchase price if you decide you want to buy it. Kevin provided the website information for more information: www.sonicsolutionllc.com.

VI. RECREATION- Lesa Nagle reporting

Lesa reported that her committee has decided to combine Founders Day this year with the fireworks on August 11th. Lesa said that combining these two events will save Radisson money. Lesa said that her committee is securing donations from AB and McLane. Lesa said that the REC committee is looking at local bands for this event; one is Absolute Mess from Radisson.

VII. NEIGHBORHOOD WATCH- Pat Dolan reporting

Pat said that Radisson purchased a speed machine for \$400. Pat said that machine has to be chained up or it will be stolen; this will limit us in locations. Pat reported that the Sheriff's will be supporting us in this endeavor to slow people down. Pat said that so far things have been quiet in Radisson. Lori McCarthy informed Pat that there was a recent incident involving porta-potty vandalism at Kerri Hornaday Park.

RCA STAFF REPORT- John Vinquist reporting

John Vinquist reported that the pool liner ripped away from the wall while the pool was getting cleaned and prepped for the summer. John said that he has made numerous phone calls regarding the ten year warranty on the liner that was purchased just less than ten years ago. John said he called Liverpool Pool & Spa and it was recommended that the pool liner be removed and put epoxy on the concrete.

Wendel Smith said that the Long Range Planning Committee has been looking at the pool filtration system because the large pool and kiddy pool currently share the same filtration system which is a “no-no.” John Vinquist said that Radisson’s dual filtration system was grandfathered in and we will need a new filtration system by next year. John Vinquist said that the money for this will be budgeted into the FY09 budget. The Snack Hut will be closed for this year & vending machines will be available. John Vinquist said that some of the snack hut equipment was sold to Van Buren Park. John Vinquist reported that a lawn mower was sold for \$900 and we hope to sell the other one next week for \$1,100. Bud said that the Maintenance Department is out mowing every day, but Radisson is part swamp and they are doing the best they can. Bud said that Radisson has over 70 acres of common area to mow. Bud informed us that the hills are very dangerous to mow. John said that Lu Buttiglieri has a full class for Nursery School’s September 2007 class; the numbers may change over the summer.

NEW BUSINESS- John Vinquist reporting

John said that he has been working on cleaning up the Radisson By-Laws, Certificate of Incorporation and the Committee Charters and Structures. Bud thanked John Vinquist for his hard work in getting some of the paperwork cleaned up. John said that he cleaned up the Radisson Declaration so it’s easier for residents to find stuff.

SPECIAL NEIGHBOR AWARD-None

RECOGNITION OF RESIDENTS: None

OLD BUSINESS- Drakes Landing Playground Grant Status

Bud thanked the Long Range Planning Committee for their persistence in securing the Tot-Lot grant. John Vinquist informed the BOD that he has filled out more grant forms since the last meeting and we need to get another quote. John Vinquist said that he hopes to have the project done by the end of July 2007.

RESOLUTIONS-

800 Approval of Amended and Restated By-Laws of the Radisson Community Association

Resolution # 800 was approved on motion by Stan Solow, seconded by Luanne Christensen and unanimously carried.

801 Approval of Amended and Restated Certificate of Incorporation and Direction to File with the New York Secretary of State

Resolution # 801 was approved on motion by Luanne Christensen, seconded by Stan Solow and unanimously carried.

802 Approval of the Radisson Committee Structure Business Model and Charters of the Finance, Operations, Planning and Amenities, Communications, Recreation, and Neighborhood Watch Special Committees of the Radisson Community Association Board of Directors

Resolution # 802 was approved on motion by Pat Dolan, seconded by John Neubauer and unanimously carried.

ADJOURNMENT- The meeting was adjourned at 8:30 pm on motion by Pat Dolan, seconded by Luanne Christensen and unanimously carried.

Respectfully Submitted,

Luanne Christensen

Luanne Christensen, Secretary

CORPORATE SEAL

APPROVED this 13th day of June, 2007