

RADISSON COMMUNITY ASSOCIATION, INC.

**BOARD OF DIRECTORS**

**MONTHLY MEETING**

September 24, 2007 @ 7:30 PM

ASPEN HOUSE, NORTH ENTRY ROAD

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**DIRECTORS PRESENT**

Bud Sweet, President  
Pat Dolan, Vice-President  
Tom DeSain, Secretary  
Rachel Grage  
Larry Limburg  
Stan Solow  
Ryan Brown, Corp. Park Rep. /Anheuser-Busch

**DIRECTORS ABSENT**

John Neubauer, Treasurer

**COMMITTEE REPRESENTATIVES**

**PRESENT**

Mike Southard, Architectural Standards  
Pat Dolan, Neighborhood Watch  
Lesa Nagle, Recreation  
Wendel Smith, Planning & Amenities  
Finance, Vacant

**ABSENT**

Kevin Tansey, Operations

**OTHERS PRESENT**

Lori McCarthy, Administrative Assistant. Residents present: Jim Santoro, Barb Harvie, Marilyn Vinquist and Vern Mize.

The monthly Board of Directors Meeting was called to order by President Bud Sweet at 7:45 pm. Quorum was met with (7) seven directors in attendance. Lori McCarthy recorded minutes of the meeting. Minutes of the Board of Director's Monthly Meeting on August 22, 2007 were reviewed and no corrections were noted. On motion by Pat Dolan and seconded by Ryan Brown, the minutes were unanimously approved.

## **COMMITTEE REPORTS**

### **I. ARCHITECTURAL STANDARDS- Mike Southard reporting**

Mike reported that there have been a lot of ASC applications and many approvals. Mike said that Curt Halsey approved a privacy wall that shouldn't have been approved and now the committee has to rectify the situation. John Vinqvist said that he's looking into this situation with the lawyer and will have more information on Tuesday, September 25<sup>th</sup>. Mike questioned John V. about a resident that is coming to the September 25<sup>th</sup> ASC meeting to discuss a Tot-Lot; John asked Mike to see him after the BOD meeting to discuss this. Bud announced that John Mancinelli has been hired for the ASC Administrator position.

### **II. COMMUNICATIONS- Stan Solow reporting**

Stan said that the Reflections continues to bring in revenue. The next Communications Meeting is on Thursday, October 4<sup>th</sup> at the RCA Office.

### **III. FINANCE-John Vinqvist reporting**

John reported that the Finance Committee is still seeking a new chairperson. John said that there's a new member to the Finance Committee and maybe this person may be interested in being the Chairperson. Rachel Grage inquired about when the Finance Committee will meet again and John responded that the committee generally meets quarterly and the next meeting will be in November or December.

### **IV. PLANNING AND AMENITIES- Wendel Smith reporting**

Wendel reported that the new Drakes Landing playground has been ordered and will be stored at the Maintenance facility until it can be installed in the spring. Wendel said they will need \$12,000 to build this playground. Wendel would like to hire contractors to construct the new playground. Wendel would like the Maintenance staff to tear down the old playground and discard it. Wendel announced that he will set up an Ad Hoc Committee in January for Drakes Landing Playground volunteers. Wendel reported that his committee has been working with the Operations Committee regarding pathways. Jim Santoro attended the last Operations Meeting and it was decided that the Planning and Amenities Committee will focus on connecting the new pathways with the existing pathways.

Operations Committee will be in charge of the old pathways. Wendel said that his committee is currently working on a 5 year plan to get the Oberon pool replaced.

#### **V. OPERATIONS- John Vinqvist reporting**

John reported that the focus has been on pathway repairs and paving. Also, the steps at the RCA office are currently being replaced by the Maintenance staff. John said that it was difficult to find a contractor with the proper insurance requirements.

#### **VI. RECREATION- Lesa Nagle reporting**

Lesla reported that Founder's Day was a huge success. Lesa said her committee is looking into the beer tap issue and ways to correct the problem. Lesa said they will make a decision in the spring regarding when to hold Founder's Day in 2008. Pat Dolan asked if it was better having this event later in the day and Lesa responded that she only received one complaint. Lesa said that the resident that complained said that they didn't like the event being held in August or at night. Pat asked if anyone has complained about the SSO not coming this year. Lesa responded that she has received requests for this event. Lesa said that Founder's Day was under budget. Mike Southard asked if it would be feasible to require everyone to have a Radisson ID at these events and have volunteers check them. Mike said that this would prevent underage drinking and outsiders from coming in. Lesa said that some events are too big and it would be difficult to check for Radisson ID's. Lesa said that we did have the Sheriff's Department present at Founder's Day. Lesa announced that one of the REC members, Fred Lake, recently passed away. Lesa said that Fred was a dedicated volunteer and he will be missed.

#### **VII. NEIGHBORHOOD WATCH- Pat Dolan reporting**

Pat said that he doesn't have a report. Things have been very quiet lately.

#### **RCA STAFF REPORT- John Vinqvist reporting**

John Vinqvist reported that only 7,130 people visited the Oberon Pool this year. The numbers are down due to the fact that the pool opened up 4 weeks later than usual due to the repair issues. This number is lower than the 12,335 attendance recorded from last year (2006). 470 children took swim lessons and 359 or 76% were Radisson residents. 31 people participated in Water Aerobics. The summer REC Program had 304 children registered (up from the 290 registered in 2006) and an average daily attendance of 141 participants. John

reported that 150 people attended the Luau which was good considering the rainy weather. The REC Committee estimated that over 1,000 people attended Founder's Day which was great turnout. John reported that the August Financial statements show that Radisson is on or slightly under budget for the year so far. John said that Planning & Amenities Committee received several bids for the playground equipment and after careful review they selected the bid from Miracle Playground Equipment. The equipment is on order and construction will begin in early Spring of 2008. John stated that the ASC has been out in the community doing property inspections and they will be sending out notices. John announced that Lu Buttiglieri, Nursery School Director, gave her notice that she will be leaving in January 2008. John said that Lu has done a great job and it will be difficult to replace her.

### **NEW BUSINESS- None**

### **SPECIAL NEIGHBOR AWARD-None**

### **RECOGNITION OF RESIDENTS:**

Jim Santoro asked if there's anything available for 13-14 year old kids to do in the summer because they are too old for the summer REC program, but too young to work at REC. Bud suggested that Jim take his concern to Frank Ranieri & the REC Committee to discuss.

Mike Southard said that he believes the Storage Yard should be an amenity and he doesn't like the fact that he has to pay for storage. Mike said that the Storage Yard shouldn't be a money maker and he's curious about how much it costs Radisson to run the yard. Mike said that maybe the pool and Tot-Lots could be used for revenue. Bud responded that Mike has some valid points. Bud said that there are different amenities; those that everyone uses vs. those that only a few use. John Vinqvist added that Radisson is non-profit and we have to be careful about what we charge rates for because it could jeopardize our non-profit status. Wendel Smith said that Radisson is becoming a fee for services community and he is interested in knowing where this money goes that is collected. Bud responded that the fees collected for the Storage Yard are for maintaining the yard and it's not a money making project. Bud said that the fees collected will help pay for the new yard. Bud said in the past the RCA wasn't charging enough for services and we are now catching up for the past and that is why there has been a slight increase in fees every year. Bud said that we can't charge for pathway and Tot-Lot/Playground usage because it would be impossible to do.

Vern Mize said that we could raise revenue if we sold the boat launch area. Stan Solow suggested that we charge a yearly fee to the residents using the launching ramp.

Vern Mize said that he has completed a draft of the Strategic Plan and the Capital Fund projection should be incorporated into the Strategic Plan so the plan stands by itself. Vern said that he needs someone to type up the plan for him, so it flows smoothly. Mike Southard said he will see if his wife, Jackie will type it.

## **OLD BUSINESS- None**

### **RESOLUTIONS-**

#### **# 807 Appointment of Architectural Standards Committee**

Resolution # 807 was approved with corrections on motion by Pat Dolan, seconded by Larry Limburg and unanimously carried.

#### **# 808 Approval of Revised ASC Violation-Abatement/Fine Policy**

Resolution # 808 was approved on motion by Pat Dolan, seconded by Ryan Brown and unanimously carried.

**ADJOURNMENT-** The meeting was adjourned at 8:40 pm on motion by Pat Dolan, seconded by Ryan Brown and unanimously carried.

Respectfully Submitted,

*Tom DeSain*

Tom DeSain, Secretary

CORPORATE SEAL

APPROVED this 22nd day of October, 2007

RADISSON COMMUNITY ASSOCIATION, INC.  
RESOLUTION NO. 807  
September 24, 2007

**APPOINTMENT OF THE ARCHITECTURAL STANDARDS COMMITTEE**

**WHEREAS** the covenants require the annual appointment of the members of the Architectural Standards Committee by the Board of Directors; and

**WHEREAS** the covenants require that one of the members be a registered architect, who may not necessarily be a resident of the community; and

**WHEREAS** the following Class A members of the community and registered architect are willing to serve for the ensuing year; therefore be it now

**RESOLVED** the following members of the Architectural Standards Committee have been appointed for the ensuing year:

Mike Southard, Chairperson  
Joe Cavino, Architect  
Jim Bannon  
Janis Briggs-Rowland  
Curt Halsey

**APPROVED:**

THIS 24th DAY OF September, 2007.

/Signed Copy on File at the RCA Office/

TOM DESAIN, SECRETARY  
RADISSON COMMUNITY ASSOCIATION, INC.

CORPORATE SEAL