

RADISSON COMMUNITY ASSOCIATION, INC.

BOARD OF DIRECTORS

MONTHLY MEETING

September 25, 2006 @ 7:30 PM

ASPEN HOUSE, NORTH ENTRY ROAD

DIRECTORS PRESENT

Bud Sweet, President
Pat Dolan, Vice-President
Andy McWain, Treasurer
Luanne Christensen, Secretary
Larry Limburg
Stan Solow
John Vinqvist
Ryan Brown, Corp. Park Rep./Anheuser-Busch
Dan Healy, ESDC

DIRECTORS ABSENT

COMMITTEE REPRESENTATIVES

PRESENT

John Neubauer, Finance
Myron Ellsworth, Operations
Lesa Nagle, Recreation
Mike Southard, Architectural Standards
Pat Dolan, Neighborhood Watch
Stan Solow reporting for Communications
Robin Brown, Long Range Planning

ABSENT

OTHERS PRESENT

Lori McCarthy, Administrative Assistant; Sean Gorman, ASC Assistant and Jack Krisanda, former Executive Director. Many residents were present; please see attached sign in sheets for a list.

The monthly Board of Directors Meeting was called to order by President Bud Sweet at 7:38 pm. Quorum was met with (9) nine directors in attendance. Lori

McCarthy recorded minutes of the meeting. Minutes of the Board of Director's monthly & annual meetings on June 14, 2006 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- Sean Gorman reporting

Sean said he was reporting for Mike Southard, ASC Chairperson, because Mike would be late to the meeting. Sean said that the color catalog books are finally ready and applications are winding down for the season.

II. COMMUNICATIONS- No report

III. FINANCE- John Neubauer reporting

John said that there is nothing new to report.

IV. LONG RANGE PLANNING- Robin Brown reporting

Robin said that the committee has been working on getting the playground grant they need so they can build a new Radisson playground. Robin said the budget for LRPC is too stretched and it keeps them from doing necessary stuff.

V. OPERATIONS- Myron Ellsworth reporting

Myron said that his committee is working on Capital Budget items for next year and focusing on the Storage Yard.

VI. RECREATION- Lesa Nagle reporting

Lesla said that they served over 1,500 hotdogs at Founder's Day. Lesa said they ran out of everything which is a good thing because it means Founder's Day was a great success. Lesa said they are working on the Comedy Dinner, Children's Halloween Party and Holiday Tree Lighting. Bud Sweet thanked Lesa for all of her hard work.

VII. NEIGHBORHOOD WATCH- Pat Dolan reporting

Pat said 33 new members signed up at Founder's Day; they have over 100 members now. Pat said that they could always use more members. Bud asked if they have a representative from Royal Scarlet and Ryan Brown said they have a few members from Royal Scarlet. Pat said that it was a pretty summer with very few reports of vandalism.

DEVELOPER'S REPORT- Dan Healy reporting

Dan said that he has no report.

RCA STAFF REPORT- Bud Sweet reporting

Bud said that they are currently searching for a new Executive Director because Jack accepted a new position with Tim Horton's. Bud said that the position of Executive Director is a thankless job and it will be a challenge to fill Jack's shoes. Bud said that Jack was responsible for making the Reflections nicer and he thanked him for his dedicated service to Radisson. Bud said that the BOD wants to have a going away party for Jack. Bud encouraged residents to contact the BOD members by e-mail with any issues that can't be resolved by the RCA Office or Maintenance Department.

SPECIAL NEIGHBOR/EMPLOYEE RECOGNITION-None

RECOGNITION OF RESIDENTS: Mike O'Shea from Royal Scarlet Association (RSA)

Mike O'Shea presented a Power Point presentation to the Board of Directors regarding the Silverwood Project and the Royal Scarlet Association's opposition to this proposed apartment complex. The agenda consisted of: Radisson philosophy; implied contract; zoning change vs. land use change; Radisson map; Radisson dev. Controls and the Projects. Mike presented the BOD with a petition

with 470 signatures from members of the community that are against apartments of any type.

Bud said that it was a very good presentation and the BOD is sensitive to RSA issues. Bud asked if anyone had any questions or comments. A resident asked Dan Healy how many zone or land use changes have occurred in Radisson over the last 30 years and Dan responded that he could only comment on the 10 years that he has been here. Dan said that there have been maybe 2 or 3 in the last ten years. Mike O'Shea asked the Board of Director's to back the RSA on this issue. Bud responded that the BOD is sensitive to the issue but they need more information before they can make any kind of decision. Bud said that the BOD will discuss the issue further. Mike said that he would like a representative from the RCA Office and the BOD to come to the Town of Lysander Board meeting on Thursday (September 28th) to support the RSA. Mike said someone from the BOD should be at every Lysander Zoning meeting; that is the only way the residents will be kept informed of what is going on. Bud said that the RCA Board of Directors generally doesn't get involved in Developer's plans. Pat Dolan said that the Royal Scarlet Association is asking the RCA to do things beyond the BOD's responsibilities. Mike O'Shea said that all they want is for the RCA Board of Directors to speak for the Radisson residents and to provide a written statement to protect the Royal Scarlet Association and other residents from the proposed Silverwood Projects. Pat suggested that the RSA express these concerns to the Town of Lysander Zoning Board meetings because that is where the changes will be made. Dan Healy said that the ESDC can't change zones on any Radisson property. Land is sold on an AS IS BASIS to the developer and the developer can request a zone change or a variance. Dan said an Amendment to Land Use change has to be filed with the Town of Lysander and if the town allows it to proceed then the development controls applies to what is built on the site. Dan said that the RCA owns or will own (when the property is transferred) 60 feet beyond Royal Scarlet Drive and that property can't be disturbed. A resident from Alex Lane said she is upset by all of the trees that are being taken down to make room for the Silverwood 1 Project and she wants to know what the BOD going to do to make sure that these trees are replaced? Bud responded that in the past when buffers have been taken down the trees have been replanted as part of the landscaping. Bud said that Silverwood 2 Project will limit the amount of trees that are being cleared. Pat said that at the last meeting with the Silverwood Developer and members from RSA; landscaping issues were discussed and the developer was willing to work with the residents. Bud said that this discussion needs to be wrapped up and he agrees that the BOD could do a better job of communicating with the residents.

Bud asked for a 5 minute recess.

OLD BUSINESS-

Bud discussed the Storage Yard and said the new part is ready to be enclosed. Bud said that the BOD has agreed to wait until Spring 2007 to start the expansion.

NEW BUSINESS-

Bud said that the RCA staff and the Board of Directors are working together right now until a new Executive Director is found. Bud said that the BOD is focusing on finding an interim director. Bud said it will take months to find a new Executive Director. Mike Southard asked if there will be more than one BOD member working with the RCA staff and Bud responded yes there will be. Bud added that he and John Vinquist have met with Lynn Furlong to discuss their plans and Andy McWain is working with Doug Whitney from Maintenance. Bud said that he will be working with the ASC and Sean Gorman to come up with a plan. Bud said that Dan Healy and Barry Bullis will be available for drainage issues and the Silverwood Projects/ Royal Scarlet Association issues.

ADJOURNMENT- The meeting was adjourned at 8:55 pm on motion by Bud Sweet, seconded by Stan Solow and unanimously carried.

Respectfully Submitted,

Luanne Christensen

Luanne Christensen, Secretary

APPROVED this 23rd day of October, 2006

CORPORATE SEAL