

RADISSON COMMUNITY ASSOCIATION, INC.  
**BOARD OF DIRECTORS**  
**MONTHLY MEETING**  
SEPTEMBER 27, 2004 7:30 PM  
ASPEN HOUSE, NORTH ENTRY ROAD

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**DIRECTORS PRESENT**

Dave Thomas, President  
Alan Theriault, Vice-President  
Bill Carhart, Treasurer  
Luanne Christensen, Secretary  
Paul Arvantides  
Ned Goetzke  
Bud Sweet

**DIRECTORS ABSENT**

Dan Healy, ESDC  
Andy McWain, Corporate Park

**COMMITTEE REPRESENTATIVES**

**PRESENT**

Larry Limburg, Architectural Standards  
Myron Ellsworth, Operations  
Lesa Nagle, Recreation

**ABSENT**

Stan Solow, Communications  
Vacant, Finance  
Robin Brown, Long Range Planning  
Vacant, Nominating

**OTHERS PRESENT**

Jack Krisanda, Executive Director, Lynn Furlong, Accountant and Office Manager; Courtney Cooper, Administrative Assistant; Residents, Joanne Kossegi, Joe and Lola Whitehead, Kathleen Dove, Barb and Bob Harvie, Gale and John Wilczak, John Edlund, Tim McMahon

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The monthly Board of Directors Meeting was called to order by President Dave Thomas at 7:37pm. Quorum was met with seven (7) directors in attendance. Courtney Cooper recorded minutes of the meeting.

**COMMITTEE REPORTS**

**I. ARCHITECTURAL STANDARDS - Larry Limburg reporting**

Larry Limburg stated that now that summer is over, the amount of ASC applications being turned in has decreased. There are no major problems right now to report. Larry asked the board

To review the suggested ASC guide changes, and to give the ASC Committee feedback on what they felt were necessary changes. He stated that during the summer, when a lot of applications come in, they don't have a lot of time, and these changes will help quicken the process.

## **II. COMMUNICATIONS – no report**

## **III. FINANCE – Lynn Furlong reporting**

Lynn stated that the most significant change since the last meeting, is the transfer of funds from General Reserves to the Capital Reserves Fund. This transfer will reimburse the capital expenditures that took place this year. The Finance Committee has not yet met to discuss the new finances for the next fiscal year. On another note, the office has begun an update for our Avgar software. Currently, we are using a DOS based program and now are switching over to Avgar for Windows. Lynn will be sending out budget memos shortly, she is pleased with everyone's promptness with this and anticipates no problems. Ned Goetzke asked Lynn if the elimination of the General Reserves fund was planned by a suggestion from the auditor or how that came about. Lynn responded that due to both the Finance Committee's long-term goal of building up the Capital Fund by reimbursing it from the GR Fund for capital expenditures and using the GR Fund for the River Park expenses has brought it about.

## **IV. LONG RANGE PLANNING - No report**

## **V. NOMINATING - No report**

## **VI. OPERATIONS – Myron Ellsworth reporting**

Myron has been working to recruit more people to come on board with the operations committee. As far as the planning of tot lots and fields, Myron feels it would be more beneficial to Radisson to get a few younger people to join. In the upcoming months, Myron will work on what exactly the Operations Committee should be doing, and will also work on an anticipated 2005 plan to go along with it.

## **VII. RECREATION – Lesa Nagle reporting**

Lesla reported that the Rec committee will next meet on October 5, 2004. They have a children's Halloween party planned for October 23<sup>rd</sup> at 9:30am and 11:00am. The Mystery Theater dinner is planned for November 13<sup>th</sup>, Lesa anticipates this to be a very popular event, as it has been in the past. The New York City trip is planned for December 4<sup>th</sup>, and lastly, the Christmas Tree lighting will take place on November 28<sup>th</sup> here at the Aspen House. Lesa also thanked those on the Board, on behalf of the Recreation Committee, that came out to Founder's Day and other Recreation events.

**DEVELOPER'S REPORT – No report**

**RCA STAFF REPORT - Jack Krisanda reporting**

Jack reported that Founder's Day went excellently. They only received one complaint, that being anonymous, but other than that, they had great feedback. The Hidden Lake project continues to run smoothly, the Polypropylene mesh is working well, and is keeping the shoreline stable. Terry, our maintenance director is scheduled to retire on October 31<sup>st</sup>. Doug Whitney is anticipated to take over, but no final decisions have been made yet.

**RECOGNITION OF RESIDENTS -**

Kathleen Dove presented the board with her concern in regards to pop-up campers. She expressed her concern that she must have her camper home for upkeep, especially when it rains because the canvas becomes wet therefore needs to be cleaned and dried. Jack stated that the guidelines are specific with time frame, but he does agree that pop up campers do need more upkeep than that of regular campers. Initially, residents have a 24 hour window to pack, unpack, clean, etc. It is understood that more time should be allotted if it does rain. Another resident, Tim McMahon, present at the meeting for the same reason, was in understanding that his camper was only in his driveway for 4 hours. McMahon felt this was incredibly unreasonable, and thought 4 days would be more of a reasonable amount of time allowed. The board agrees that a camper parked in a resident's driveway overnight is reasonable. The Board of Directors will review the wording of the Guide as well as the notice, and will make a decision at the meeting on October 25, 2004.

Joanne Kossegi, of 3600 Melvin Dr. South, sent a letter to Larry Limburg and the ASC committee pertaining to her roof. Three years ago when she replaces her roof, she wanted Architectural shingles. Together with Bob Brown, Rob Schwarding and contractor Tom Cullen, she decided to install 3-tab shingles, as they were the permitted style. Mr. Cullen had offered to instal Architectural shingles at a discount rate due to his large supply. She declined as she was aware that they were not allowed in the Radisson covenants. She was quite upset to learn of the recent application and approval of a neighbor in the cluster unit to install Architectural shingles when she was denied 3 years earlier. She recently spoke with Melanie Egan, ASC Assistant, who asked her if she would be ok with Architectural shingles and would she sign off on a letter stating that. Melanie also stated that the RCA would have to pay for her shingles to be replaced since they were in error. Dave thanked Ms. Kossegi and the other neighbors of that cluster unit in attendance for attending the meeting and for their input. He assured them that the Board would complete an investigation into this and they would make a decision very quickly on this.

**Good Neighbor Award** - Dave Thomas, on behalf of Sandra Delaney, presented Gale and John Wilczak with the Good Neighbor Basket.

**RESOLUTIONS –**

**768- APPROVAL TO TRANSFER OF \$159,033.00 FROM GENERAL RESERVE FUND TO CAPITAL FUND FOR THE FY 04 CAPITAL PURCHASES**

On motion by Luanne Christensen, seconded by Bill Carhart, was unanimously approved.

**769- APPROVAL OF AMENDMENT CREATING THE REGULATIONS FOR THE NEW PURCHASE ORDER POLICY.**

On motion by Bill Carhart, seconded by Bud Sweet, was unanimously approved.

**OLD BUSINESS –**

As discussed during the Board of Directors work session, the tree removal forms will continue to be sent to the ASC committee for approval. Removal will continue to be acceptable, so long as the trees are damaged and/or dead. In reference to the fining policy, Jack will work on changing the way we present our fining “ticket” to residents.

Jack will have an update on the new Radisson Website next meeting.

Security- Jack would like to set up wireless cams around different areas in Radisson. More specifically, the RCA office front door/ porch area, Kerri Park, Oberon Pool, etc. Ideally, the cameras will oversee a majority of Radisson, and will be available in realtime on the new website. Jack will have prices for 3 or 4 cameras sometime next week.

Sometime on Saturday morning, a newspaper was set on fire on the RCA office doorstep. If the RCA office had been caught fire, all of the resident’s block/lot files would have been lost. Currently in the office, there are 5 block lot file cabinets being used that are not fireproof. Al suggested looking into the price of purchasing 6 or 7 fireproof cabinets to store block lots and other important information. Another idea suggested would be to hire a scanning company so that all the files would be computerized. Paul has a contact and will look into cost etc.

**NEW BUSINESS –**

The 2005 Phone Directory advertising sales will begin this week for new advertisers.

The Suggested ASC Guide changes have not been approved yet. There are still significant wording issues that need to be worked out.

The Quaker Lady Circle tot lot petition was received by all Board members. Before making any final decisions, it needs to be determined how much the capital and operating costs will be. Dave Thomas suggested getting some quotes for different tot lots, including metal vs. Solid wood, similar to the tot lot recently build on Radburn Drive. Lesa also suggested bringing the residents of Quaker Lady Circle together to help build the tot lot. Bud questioned relocating a tot lot that is not used as much (i.e. Tot lot located on Mourning Dove) but Jack informed the Board that this would not be cost efficient in the long run. No decisions were made, and the Board will continue to discuss this topic at the next meeting.

**ADJOURNMENT** – The meeting was adjourned at 8:38 pm on motion by Dave Thomas, and unanimously carried.

Respectfully submitted,

Luanne Christensen, Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2004

CORPORATE SEAL