

RADISSON COMMUNITY ASSOCIATION, INC.  
**BOARD OF DIRECTORS**  
**MONTHLY MEETING**  
OCTOBER 24, 2005 7:30 PM  
ASPEN HOUSE, NORTH ENTRY ROAD

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**DIRECTORS PRESENT**

Bud Sweet, President  
Bill Carhart, Treasurer  
Luanne Christensen, Secretary  
Ryan Brown, Corporate Park  
Pat Dolan  
Andy McWain

**DIRECTORS ABSENT**

Dan Healy, ESDC  
Alan Theriault, Vice-President  
Stan Solow

**COMMITTEE REPRESENTATIVES**

**PRESENT**

Myron Ellsworth, Operations

**ABSENT**

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

**OTHERS PRESENT**

Jack Krisanda, Executive Director, Lori McCarthy, Administrative Assistant; Residents: Curt Halsey; Pam Darstein; Christina Martinez; Kathleen Kruger; Kathy Bogardus; Tina Deretz; Bob & Barb Harvie

The monthly Board of Directors Meeting was called to order by President Bud Sweet at 7:30pm. Quorum was met with seven (6) directors in attendance. Lori McCarthy recorded minutes of the meeting. Minutes of the Board of Director's monthly meeting on September 26, 2005 were reviewed and no corrections were noted. On motion by Bill Carhart, seconded by Bud Sweet, the minutes were unanimously approved.

**COMMITTEE REPORTS**

**I. ARCHITECTURAL STANDARDS-**

Bud reported that ASC applications are going through the committee. Bud said that the ASC committee is hoping to have the new/revised ASC guide ready by Spring 2006. A resident asked if

there would be a revised paint pallet; Bud said that they are still working on the revisions. Mike Southard is the interim ASC Chair for now.

## **II. COMMUNICATIONS –**

Jack reported that the Reflections may be changing publishers because of a big increase in cost. Currently we have The Post Standard and we are exploring The Scotsman Press. Bud questioned the printing issues & related costs of the Reflections. Jack said that the sudden printing increase was a surprise to everyone and that the problem will be rectified and we will hopefully break even. Jack said that the committee will know more by the November BOD Meeting.

## **III. FINANCE – No Report**

## **IV. RECREATION–**

Jack reported for Lesa Nagle and let everyone know what is events are coming up. Defensive Driving and Mystery Dinner Theater are both on November 5th at the Aspen House. Annual Holiday Tree Lighting is on November 27th at the Aspen House. NYC bus trip is on December 3<sup>rd</sup>. The Wine Tasting Tour lost us money; the committee isn't sure why they didn't get the interest this year. Last year there was a waiting list for the tour. Andy McWain asked why they didn't cancel the bus when they realized they didn't have enough people. Jack responded that it was too late to get a refund from the bus company.

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

There are currently 80 members. Most of their communication is done by e-mail. The committee meets about four times per year to share ideas or they may have a speaker come in.

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

Myron said that he wants to know why nothing has been spent on walk-ways in the last two years. Myron said that \$30,000 has been allocated to walk-ways in 2004 & 2005. Myron posed a question to the BOD: Since the BOD is responsible for all decisions for Radisson; they meet monthly to discuss items related to buildings and grounds; why is the BOD making decisions about "Operations" without notifying the Operations Committee? Myron said he just found out that the Operations budget has been reduced by \$100,000 and there was no input from Operations Committee regarding this reduction. There should be a BOD Rep. attending Operations monthly meetings so information can be passed along. Bud said he wasn't aware that there hasn't been a BOD Rep. attending the Operations meetings and this issue really should be discussed someplace other than the BOD meeting.

Jack let Myron know that all Capital Projects have been put on hold until spring of 2006 due to the economy and increase fuel costs. Jack said that anything done right now will cost too much and we will be spending more than the budget allows. Jack said that there isn't anything that can't wait for the spring. Myron said that how do we know that gas prices won't continue to rise and in the spring we will be paying more than we would right now? Jack responded that the gas prices are already decreasing. Bud stated that the Long Range Planning & Operations Committees should be working hand in hand on some of the bigger projects.

## **VII. LONG RANGE PLANNING– No report**

### **DEVELOPER'S REPORT – Jack Krisanda reporting for Dan Healy**

Jack discussed the YMCA project that was recently approved by Eldan Homes. There will be a “Super Y” built in Radisson on about 20 acres of land. It will run in conjunction with “North Y.”

### **RCA STAFF REPORT - Jack Krisanda reporting**

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

### **Special Neighbor Award –Katie Kruger**

Pat Dolan read his nomination and said that the Neighborhood Watch is very grateful for all that Katie has done; she is an excellent liaison between the group and the Sheriff's Department.

### **Special Neighbor Award- Cathy Bogardus**

Bud read the letter that Tina Deretz wrote. Bud said that when he read this letter he was greatly moved by the generosity of Cathy when Tina's family was in need. Bud said that more residents should be kind and helpful. Jack took pictures and presented the gift baskets.

### **RECOGNITION OF RESIDENTS:**

Resident Pam Derstein spoke about the letter she wrote to the BOD and wants to know why the drainage ditch is taking so long. Jack responded to Pam's letter. Jack said that the DEC has changed the requirements for protected wetlands. Jack said he is waiting on the DEC to come out to look at the ditch to let Radisson know if it's a protected wetland or not; if not then Radisson will dig the ditch and take care of the drainage problem. Bud said that Radisson has to be patient and extremely thorough because if they start to dig up protected wetlands then the DEC fines would be very costly to Radisson.

Another Radisson resident, Christina Martinez, questioned Jack's past answers regarding this ongoing issue. Jack said that she is trying to put him on the spot and he will tell her what he told her before. Jack said that this is the only ditch that belongs to Radisson because the Developer's Office made a mistake and didn't turn this ditch over to the Town of Lysander when all the other ditches were turned over. Now this could be protected and Radisson has to be cautious. Jack said that the Lysander Drainage Committee hasn't met in over one year and he has no control over what the Town of Lysander does.

Pat Dolan suggested that our attorney write a letter to the DEC to inform them what Radisson's plans are in regards to the ditch. Bud said it should be sent by registered mail. Andy McWain asked Pam Darstein how big the area is and she responded that the ditch goes behind about five houses near Carpenter Field. Andy inquired how much this will cost Radisson to fix the drainage problem; Jack responded that it would cost about \$10,000. Jack said that Radisson would contract it out and the work could be done over the winter. Andy asked how it would be fixed. Jack said that they could get the excavator from the Town of Lysander to remove the trees. Jack said he is meeting this week to get more information regarding this problem.

## **RESOLUTIONS – None**

### **OLD BUSINESS –**

Bud said that the ASC Guidelines is in revision # 6. The ASC wants to get feedback from the residents and the process is currently in the works. Bud said that ASC is hoping to have all of this completed and the new ASC guide up and running no later than July 2006.

Jack is looking into Committee Training Sessions to bring the Committees together on some issues. Jack is hoping that this will occur in spring 2006.

Jack said he was supposed to meet today regarding 2006 Symphony issues; that meeting has been rescheduled. Someone suggested that we combine the Symphony with Founder's Day Celebration. Founder's Day tradition puts the celebration in September and the weather would be risky for an outdoor symphony concert. Andy asked Jack if the symphony could be cancelled; Jack said once Radisson signs the contract we are committed.

Jack said that the tax case is currently in the attorney's hands and he will have more information at the next BOD Meeting.

### **NEW BUSINESS –**

Copies of the FY 2006 budget were distributed and Jack reviewed the results. Snack Hut profits were down because it wasn't open enough this year. The Storage Yard saw an increase in revenue. Pool repairs need to be done in the off season. Andy asked if we should get away from the Snack Hut if we are losing money on it. Jack said he isn't sure why Radisson started Snack Hut but it's definitely not doing what it could be doing as far as making a profit. Bud said that the Long Range Planning Committee is looking at the Snack Hut layout and coming up with some possible changes; possibly opening the snack area up to a "sitting area" for reading. Jack said that the Snack Hut isn't currently open during summer swimming lessons. A suggestion is to open it during the lessons to sell coffee, donuts, and snacks while people are waiting.

Jack discussed wages and Bud questioned why costs didn't decrease when Melanie was let go; Jack responded that Sean Gorman became full-time. Summer intern pay came out of administrative costs. Salary and wages are broken down into different areas in the budget. Myron questioned whether BOD will give Committee Chairs instructions regarding 2007 budget. Bud said that there will probably be a 5% increase for committees. Myron asked if we should start eliminating things to offset rising fuel costs; Bud said it's too early to tell. Bud said that there will be more specifics to come.

Jack reported on the North Pathway Connection. He said that once the Belgium Bridge is completed the pathways connecting Radisson to Oswego and Liverpool Park will be open. The issue is who will maintain these pathways because the Town of Lysander doesn't have the necessary equipment to maintain the paths. Pat Dolan asked who has liability. Jack said that where the pathway intersects with Drakes Landing is on the Town's easement; the Town of Lysander should be responsible for this. Luanne and Bud said that the boards that were put up this summer on those new pathways are already falling down. Jack said that the pathways in the new development areas have increased to 10 feet to comply with the Town of Lysander's standards. Jack said that the Town of Lysander has a grant for

the inner peninsula pathways and the pathways will stop along River Road.

Jack gave update on the “Y” deal and it hasn’t been signed yet. The Baldwinsville school district has indicated that they don’t need another school. Dan Healy will hold that land for one year while the school does an internal study to see if they may need another school in the future. New housing developments are being built in B’ville and they aren’t targeting “empty nesters”; the demographics are for affluent families. Andy said that historically the district has been opposed to putting a school in Radisson. Jack said that the last time this was voted on it was only defeated by 100 votes. Jack said if there is a new school it will most likely be a Middle School.

Jack gave the Marketing Report. Jack said that we need to get more sponsors for Radisson events to help offset the cost. Hopefully we could get \$500 per sponsor. The symphony is still in negotiation for 2006. The Reflections will now be a 50/50 split; 50% advertisements and 50% content.

Jack discussed security issues. Jack said that this summer, Katie Kruger, was instrumental in capturing criminals on Esprit Glade and they were responsible for other incidents, too. The criminals stole the cash register which only had a quarter in it. The cash register cost \$500 to replace. An eighteen year old is now facing criminal charges as a result. Jack said most of the serious incidents involve outsiders coming in to cause trouble. A security camera has been installed at the RCA office to scan the parking lot and pool areas. Jack said that the latest incident involved three people on the basketball court drinking. A very intoxicated girl decided to go swimming and the sheriff’s were called.

Drainage issues continue to be a discussion with the Town of Lysander. Mourning Dove is the focus right now and the homeowners need to be part of this discussion. Radisson will be reimbursed for any drainage work done.

Jack discussed NYS Power Authority wanting to work hand in hand with Radisson regarding maintenance of power lines and how this effects the residents. Residents need to be notified by letter of any tree cutting that will be done with in their property line. Jack said that there was talk to have Radisson paid under contract to help with the notification process. Jack said that the lawyers are looking into this because it may be a violation of the Radisson Declaration. Bud asked how often the NYS Power Authority comes out to cut trees. Jack said that they come out about every five years to do the tree maintenance; they spray on a regular basis. In the past they wanted to cut flat around the power lines; it won’t happen because it makes a good buffer and the wildlife live there. During the summer months with the extreme heat the lines can drop about fifteen feet and this could be very dangerous with trees that are too close. Right now they fly by helicopter to do the surveys.

Jack said that there is an ongoing saga between a resident on Lightfoot Lane and residents from Melvin Drive South. The current situation was rectified; one neighbor was wrong.

Jack said that Radisson should provide partial vision benefits for the Maintenance staff. Jack said it would only cover full-time employees for work glasses only. Jack said that the staff is getting their glasses scuffed up at work and they have to pay for new ones out of their own pockets. Andy inquired about getting the guys safety glasses; Andy wanted to know how much would be budgeted per guy.

Jack said it would cost about \$300 per maintenance staff (5) at a total cost of \$1,500. It would be out of next year's budget.

Jack read the upcoming announcements. Bud said he wanted it on record that he would read these announcements from now on.

**ADJOURNMENT** – The meeting was adjourned at 8:50 pm on motion by Bud Sweet, seconded by Bill Carhart, and unanimously carried.

Respectfully submitted,

Luanne Christensen, Secretary

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2005

CORPORATE SEAL