

Regular Minutes

Sunday, February 20, 2011

The meeting was called to order at 8:55 a.m. in the Management Office. Present were: Connie Ellner, Terry Goodwin, Beverly Klein, Alvin Rapp, Bruce Lovett, Evelyn Rogoff, Richard Kahn, Dan Brinzac, Hakki Cinel. Scott French was absent.

Regular minutes from January 2, 2011 meeting were unanimously approved as written.

HO meeting minutes from January 2, 2011 were unanimously approved as written.

Hakki spoke about the front gate phone system proposal. We remarked that the instructions seem quite complicated. Terry suggested that we put a blurb in the link saying, "Having trouble getting through the gate? One of your fellow HOs suggested that you can use Google Voice to obtain an additional number that may help. Please go to Google for more information." Or something along those lines.....

The Google Voice number may be connected to a maximum of 6 numbers (house, cell,...) and all will ring on all phones if a guest is expected. David Reed deserves a commendation for his efforts on our behalf.

The Maintenance Resolution was submitted to the BOD for approval. The BOD recommended a small change in the Resolution. The final Resolution will be sent to all HOs 10 days prior to the next general meeting, where it will be on the agenda.

The BOD unanimously approved the letter requesting HO authorization to send Association notices via email instead of snail mail to be sent to all HOs for their written approval.

Connie initiated the discussion of the proposal changes in LR's rental policy. The BOD received a barrage of emails, mostly against the proposal. A number of counter-proposals have been suggested in those emails. **The BOD formally thanks all HOs for their contributions to this discussion and, in response, the BOD unanimously voted to rescind the resolution outlining changes in the rental policy.**

The Marketing Committee should investigate any ideas for possible ways to broaden the rental policy during the summer season designed to possibly encourage future buyers and bring any suggestions back to the BOD for discussion.

Connie discussed a letter written by a HO stating that fumes from idling cars were detrimental to the health of children waiting for a school bus in the area. Richard pointed out that we can try to convey the message in a positive way. Perhaps a sign similar to the sign we created at the West Lodge. Scott and Beverly will attempt to create a sign with a similar feel.

Richard suggested that there is a lot of repetition in LR flyer. Perhaps community events, movie schedules, etc., up front, and the repetitive stuff towards the back.

One HO complained that nobody shoveled her deck. Another HO suggested that with our surplus of over \$1,200,000 we could open a bar. Yet another owner suggested that we open the West Lodge every night for him and his friends (non-LR) for tennis.

Terry reported that on holiday weekends the Recreation Committee suggested that we consider keeping the West Lodge open later. Hakki said that he could extend the hours of certain employees for LR community events approved by the Recreation Committee.

Re LR Rules and Regulations, the Ski Lodge and the East Lodge may be rented for private events.

The request of one owner for ongoing, general access to the West Lodge tennis courts after hours for himself and several guests was discussed.

The BOD cannot accept a request to open the West Lodge for general access to tennis courts by LR and non-LR residents, but if that HO wants to ask permission for one specific event, he is directed to come back to the BOD with details for that event and it will be discussed. Meanwhile, a request for general access for nightly tennis courts by LR and non-LR members should possibly be re-directed to Pinewoods.

Connie received a letter about an unusually high electric bill. LR had responded to a low-temp alarm and had turned on the heat in his unit, including the crawl space. The owner was notified of this but didn't realize that the heat was also on in the crawlspace.

Richard suggests that from now on, in order to prevent further damage, we make a photocopy of the service record which specifies exactly what was done and leave it in the unit, in addition to calling the owner and reporting that LR responded to their low-temp alarm.

Connie suggested that in Strategic Planning we might address how committees work in order to come up with a plan to help them function more efficiently. Terry suggested that we bring in a professional facilitator to address the BOD to discuss issues such as: where will we be in 3 – 5 years, are we going in the right direction.

The person Terry suggested as facilitator is Anne Green. She can give us 1 ½ hours for the initial session.

Richard suggested that she address the new BOD in September since it will likely be composed of a number of new members. Connie feels that the present Board should take a leadership role to help toward setting short and long-term goals.

Ed Potter is stepping down as chair of the Nominating Committee. **The BOD formally thanks Ed Potter for chairing the Nominating Committee for the past several years and also for his invaluable efforts on behalf of our community during the legal**

preparation with regard to the David Battistoni case. A personal thank you letter will be sent to Ed by Connie, reflecting the BOD's appreciation of his hard work on our behalf. Thank you, Ed!

Connie will send a letter to Joanna Rose acknowledging all of her hard work in making this past Saturday evening's Movie Night a resounding success! Thank you, Joanna!

The BOD formally commends our Maintenance staff for their invaluable service to LR in this very difficult winter season.

Connie received a letter from Marilyn Weiner stating that Raveis has asked to list LR homes on their web-site.

The BOD pointed out that Marilyn Weiner has the LR logo on her business card. Alvin said that to be consistent w the past, since we didn't allow Nate Zimmerman to use the LR logo, we can't allow the Weiners to do so either.

The house on Burr Mountain road, #340, contacted Hakki asking if LR is providing his water. The judgment against us said that since the original builders allowed this house to use water, this was convincing for the judge. Are we obligated to do this work for free? Perhaps they could pay for 1/476th of the water bill. Or perhaps the ruling does not apply to his successor. Apparently he's trying to sell his property.

The BOD discussed hiring an impartial person to look over our commercial casualty and liability insurance coverage.

Richard suggested a person he knows. This person has agreed to help in one of two ways: Option 1, for \$11K, or Option 2, for \$6500. Richard thinks we can do even better price wise. Insurance accounts for about 5% of our annual budget. This consultant should evaluate all policies, deductibles, etc.... and then perhaps make recommendations. Hakki agrees that we need to hire someone from the outside, since there will be less reason for conflict of interest. A discussion of the pros and cons of each proposal ensued.

The BOD agreed to hire Alan Geisenheimer as a consultant for \$6500 or less, to come to LR to review our coverages and make recommendations for possible changes.

Option 1: \$6500 or less – Consultant comes to LR, reviews coverages, makes recommendations.

Option 2: \$11K – includes everything in Option 1 and includes billing out, implementing and overseeing changes if needed.

Re roof leaks, LR will have lots of little repairs to individual units, adding up to a large expense. Hakki said that our insurance broker will consider the sum of all leaks = one insurance event.

Hakki will purchase a PDF document copier for the Management Office. One important use will be combining the Rules and Regulations with all new Resolutions. The cost will be about \$200.

Hakki is ordering electronic payroll for all employees with set-ups at the East Lodge, West Lodge, and Maintenance. Employees will key in a code for both checking in and checking out. This will automatically feed the payroll system.

Re the Snack Bar. There were some disputed accounts at the end of the year and it was suggested that we give out LR credit cards as a possibility. Perhaps two cards per unit, with a charge for an additional card. Proposed cost is about \$4300. Is it worth it? The rest of the discussion was tabled for discussion at the next BOD meeting.

Steve Gaynes came to address the BOD re the marketing program and its highlights going forward. Terry asked to make sure there are ways in which we can measure the effectiveness of each part of the program.

Meeting adjourned at 11:48 a.m.

Respectfully submitted,

Beverly Klein, Secretary
LR Board of Directors