

Regular Minutes

Sunday, April 3, 2011

The meeting was called to order at 8:45 a.m. at the East Lodge. Present were: Connie Ellner, Terry Goodwin, Beverly Klein, Alvin Rapp, Bruce Lovett, Scott French, Evelyn Rogoff, Richard Kahn, Dan Brinzac, Hakki Cinel.

Connie distributed a copy to Maureen's letter about her horse Marty.

Hakki reported that he got a call from Miriam Stone about an exorbitant electric bill while they were in Florida. The Stones had turned the heat off but their monitor failed and thermostats had kicked in. They want LR to pay their electric bill of \$142.56.

After a discussion of the situation there was a motion to deny the Stone's claim for compensation. The motion to deny the claim was approved unanimously.

Another HO complained about the increase in their electric bill when their low temperature alarm went off and LR turned the heat on. The HOs were in LR at the time. Terry and Connie will meet with this HO in the coming weeks.

The wording of the Unit Maintenance Resolution came up for discussion. One BOD member suggested that LR is not responsible for what goes on inside of a unit. Another thought it was important that we (BOD) provide a path to compliance for winterization procedures. Changes in the Condominium Act, effective 7/1/10, state that all communities like ours need clear directions re winterization.

Exhibit A: Winterization

From November 1 through March 31, homeowners are required to set their thermostats at a setting sufficient to maintain heat in their units in order to prevent plumbing fixtures and pipes from freezing. If the unit has a crawl space with electric heaters, those heaters also must be set sufficiently high to protect the main water lines from freezing.

We recommend that thermostats be set to a minimum temperature of between 50 and 55 degrees during this time. If a unit has an alternative heating system, the electrical heat should continue to be set to a minimum temperature of 50-55 as a back-up in case of a system failure.

Richard volunteered to work help rewrite the winterization procedures to be more user-friendly and at the same time, clearer, possibly in the form of Helpful HO Hints.

Perhaps these hints can be published in the link as:

Helpful Hints to Winterize Your Unit.  
Protect Yourself and Your Neighbor

Richard also suggested that we make available to HOs a list of contractors who can be hired to move the water switch (lever) to a more accessible place, for example.

LR received a request to rent the East Lodge for Saturday night, July 30 for a private party. This request was denied unanimously citing that there are to be no Saturday night rentals in July (peak season).

The Snack Bar contract for Summer 2011 was discussed. The BOD agreed that George needs to spend more time on site than he did last year. The BOD will make recommendations to George for changes for this coming season.

Each household will get a \$50 credit to be used at the snack bar between Memorial Day and Labor Day 2011. A discussion re what happens to the residual credits unused from the 2010 season ensued. TBD. This will be the last year that this situation could exist.

Bruce reported on the revised budget items. They include a \$20K salary contingency added to payroll (allocated 6% Assn and 94% TD); general contingency lowered by \$10K to \$130K; roofing expense lowered by \$10K; sales transfer fee identified and budgeted at \$2625 (same as 2010) reflecting \$125 per unit sold; marketing expense increased to reflect transfer fees and continued as a single item; \$432 in revenue from HO ID cards; a small adjustment in general contingency between Assn and TD to maintain rough breakeven in each entity.

Bruce explained the accounting technicality that LR will use to record transfer fees.

The BOD discussed whether the marketing budget should be increased by \$25K this year. Alvin suggested that we have better ways to spend that money. Richard felt that we should support the people who need to sell their units by maintaining the marketing budget. Terry felt that she would like more accountability from the Marketing Committee. Richard suggested monthly reporting.

**Motion made to accept LR's new budget as presented by Bruce provided that the Marketing Committee provide the BOD with monthly reports as to how the monies are being spent and the results of those expenditures. Motion unanimously approved.**

LR's new website is ready to go except for a slight glitch. We need to shut down the old website carefully first.

A conversation re the success and operation of committees followed. Connie re-iterated that chairmen have the discretion to remove, with the due process any member who is disruptive to the committee's process. The BOD also re-iterated that there is only one official web-site for LR and that no HO can create one in the name of LR or for the sole purpose of use by LR residents.

Meeting adjourned at 9:50 a.m.

Respectfully submitted,

  
Beverly Klein, Secretary LR Board of Directors