

The meeting was called to order at 8:05 a.m. Present were: Connie Ellner, Terry Goodwin, Beverly Klein, Bruce Lovett, Scott French, Dan Brinzac, Carol Clapp, Ed Etkind, Hakki Cinel. Absent: Steve Strager.

Regular minutes from November 20, 2011 were approved unanimously with changes.

Terry led a discussion re whether the Tennis Committee should exist as a subcommittee of the Recreation Committee or become a Standing Committee. Terry felt that if we separated tennis from Recreation, then the Recreation Committee would be weakened.

Motion made to approve revised LR Committee Rules and Regulations as presented by Terry with corrections. Motion seconded and unanimously approved.

Connie led a discussion re the generator issue. Many HOs will not be present for a January vote. According to our attorney, since we didn't have a motion for a vote, we need to discuss it today and decide to move for a vote in January or not. We could choose to not ratify the letter that went out to HOs and defer project for next year's budget.

If we choose the latter, another letter would be sent to HOs explaining that the BOD voted to not ratify the vote for the generator at this time, but to defer the purchase of the generator to next year's budget.

Connie received letters from HOs both for and against the purchase of the generator as an emergency item out of the contingency budget. The BOD discussed them all. There were 5 letters in favor of deferring the project, 1 for doing it now, 1 for not doing it at all. Dan reported that the Maintenance Committee asked Hakki to have Jerry investigate options for generators vs. co-generating possibilities.

Bruce thought the HOs seem to support deferral of the project to next year's budget.

Connie said that Hakki is in the process of acquiring bids from four different vendors, each of whom will submit proposals for three different size generators after a visit to the site. We know now that even if we moved forward immediately, we wouldn't be in a position to place an order until late January at the earliest, and we are looking at implementation in April or May.

With respect to addressing safety concerns for HOs without electric heat, LR could look into small generators for individual unit purchase. For this winter, LR could look into small generators to provide some heat in the Ski Lodge. When we sent the letter to HOs, we didn't realize that the purchase of a generator would take so long to implement.

Motion made to ratify the decision of the BOD that was reflected in the letter sent to HOs regarding the January vote to purchase a generator. Motion seconded. In favor: 2, against: 5. Motion defeated.

Scott suggested that the BOD might want to relax the rules against individual generators to be used in emergency situations.

The motion made at the November BOD meeting authorizing Hakki to make **a priority** to investigate the purchase of a generator for the WL stands. Hakki will look into exactly how the WL generator will be used.

The BOD began to discuss parameters for individual generators, but the bulk of the discussion was tabled until the January meeting when more information will be available. Hakki suggested referring to the ARC and Safety Committees for input.

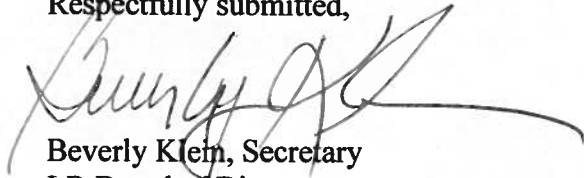
The BOD discussed the fact that we seem to be able to move more monies than was originally expected into the Reserve Fund each year. Dan reminded us that there have been a number of cost-cutting measures implemented over the last five years. The tennis court lighting project alone has a five year payback and was partly paid for by the \$17,000 CL&P incentive. Dan also pointed out that we would have had to replace the lights anyway, for a cost of about \$4000.

Ed reported that the Safety Committee looked at the back entrance of LR as a possible emergency escape route. He also said that the SC voted to not install the second mirror at the entrance to the community as had been requested by a HO. The BOD voted to overrule the SC's suggestion on this matter.

Motion made to authorize Hakki to purchase and install a traffic mirror to be placed at the entrance of LR on the right-hand side, directly across from the one that's already there. Motion seconded and unanimously approved.

Meeting adjourned @ 11:45am.

Respectfully submitted,



Beverly Klein, Secretary
LR Board of Directors