

Connie welcomed all HOs to the meeting by wishing them all a Happy New Year.

Connie spoke about the generator issue and how the BOD embraced this as a priority. The BOD fully supports putting the generator in the process for the budget in May. Hakki has approached four contractors to come and give proposals. Only two are still in the bidding process. One has submitted a proposal and we are still waiting for the second contractor to submit his bids.

Re CL&P, Bob Axelrod came to address LR's concerns about our not getting electricity back in a timely manner as compared to the rest of Torrington. We are considered a densely populated area and have a large sub-station on Winsted Road. We also discussed misinformation that the Winsted grid is our back-up. This is not true.

We have a focus group scheduled for January 9 whose agenda will include where LR stands in the pecking order of priorities with respect to power outages in the future.

Connie also reported that a member of the LR Board of Directors tendered his resignation and according to LR by-laws, the BOD is allowed to appoint a replacement. We have asked Jim Bean, a LR resident and local business owner, to fill the vacancy and he has accepted. Welcome Jim! He will serve as director until the HO vote for the new BOD on Labor Day.

Connie also reported re the newly revised Guidelines for Committees that was done to help committees function more efficiently and effectively.

Connie read a report to HOs that was prepared by Bruce Lovett, our Treasurer, about the state of our reserve funds and our projected goals. We are well on our way!

Terry reported on findings of the Recreation Survey. The Recreation Committee reviewed the survey results and is doing appropriate follow-up. These include the increase of HOs in primary residences, and the desire of the HOs to look at making improvements re the gym as well as removing the putting green area by the stables, and possibly replacing it with playground equipment. The RC has reviewed all comments.

Connie reported that there was a discussion at the BOD meeting re decorating choices and that all future choices will be submitted to a community vote.

Hakki summarized progress over the last 6 years. The numbers are astounding! Clearly, he has focused on maintenance and efficiency. There has been a 46 % drop in electrical usage, a 2% drop in payroll, a 37% drop in the cost of employee benefits, a 12.28% drop in the cost of property insurance in the six years since Hakki began as our General Manager.

Future projects include replacing the T-12's with T-8's in the Management Office, upgrading the stables, focusing on the Snack Bar in the EL and replacing electric water heater with propane, replacing water coolers with water fountains in front of the Sports field and the West Lodge. Since 2005, LR has completed over 10K work orders. In 2005, there were 998 WO's compared to 2038 WOs in 2011.

Connie asked everyone to read Lakeridge Life Winter 2012 Issue where all these upgrades will be summarized.

Hakki discussed the Walking Trails, summarizing its present status as well as the next possible phase of the project.

Hakki reported that he met with a CableVision representative to discuss the possibility of a discount for triple play (Internet, TV and phone service). The cost would be \$68 per unit but the catch is that they want 100% participation. In addition, they want to send LR one bill to pay for all homes for about \$30K, so LR would be responsible for collection. Hakki wanted to know how many HOs would be interested.

Sam Warsoff, #376, asked whether Hakki discussed CL&P's liability during a power outage with the representative. Hakki said that the representative claimed they had no liability because it was the result of an act of god. Connie added that we had no physical damage because of the storm.

Tom Cassidy, #288, reminded us that home values have not risen and suggested that LR hire a full-time marketing person. He also suggested that Committee Chairs address HO's once a year.

Leslie Bergin suggested that the Committee Chairs report at quarterly meetings and each meeting a different Committee Chair might report. Connie suggested that we could invite the Chairs to speak.

Ms. Bergin also suggested that our 24-hour maintenance person could contact CL&P for the entire community. She also asked what would be available at LR.

Hakki reported that LR did contact CL&P and all calls help. He also spoke about the new Emergency Action Plan that will be emailed to HO's. Connie spoke about a possible upgraded automated community alert system.

Barbara Douglas, #277, pointed out that an emergency to one person might not be an emergency to another. She was very disappointed that there wasn't a vote today to authorize an immediate purchase of a generator. She pointed out that this lengthy power outage could have ended in disaster.

Hakki reported that LR has scheduled a meeting on January 9 with local and state officials reminding them that we are taxpayers and the town of Torrington is responsible for maintaining our power.

Norman Barotz, # 417, reminded us that LR is 40 years old and over the past five years under the leadership of the BOD and Hakki, LR has finally gotten the attention that we desperately needed. The BOD is a TD supporting the needs of a recreational community. He suggested the purchase of individual generators for less than \$2k each for heat, light and refrigeration of homes. He feels that the purchase of a large generator for the West Lodge is beyond the scope of the TD and urged the BOD to not purchase one. Ed responded by reminding us that we have an aging population that is struggling to survive. We have an obligation to protect that population as well.

Alan Temkin, #178, thanked the BOD for their hard work and suggested that we look into the Torrington company named Optiwind that uses wind as a power source. He also suggested Fuelcell, located in the industrial park, if we are interested in generating our own power.

Howard Danzig, #88, wanted us to focus on the cost of the generator vs. not having the vote today. He reiterated the importance of protecting people.

Meeting adjourned @ 11:55 am.

Respectfully Submitted,

Beverly Klein, Secretary

LR Board of Directors

*Cornelia J. Ellner* 2/15/12  
*President*