

The meeting was called to order at 8:50a.m. in the Management Office. Present were: Connie Ellner, Beverly Klein, Bruce Lovett, Scott French, Dan Brinzac, Carol Clapp, Steven Strager, Ed Etkind, Hakki Cinel. Absent: Terry Goodwin.

The regular minutes from the last meeting were unanimously approved as written.

Connie reported that the new LR Recreation Rules and Regulations with the proposed revisions were sent out to HOs. After reviewing and discussing comments and suggestions made by HOs and the Recreation Committee, the BOD moved to accept the revised Recreation Rules.

**Motion made to approve revised LR Rules and Regulations with the changes suggested by the Recreation Committee. Motion seconded and approved.**

Connie reported that the chair of the Marketing committee has stepped down and that Susan Matz has agreed to be the new Marketing Committee chair.

Torrington's Music in Common project was an outgrowth of LR's FodFest, since about \$2500 in overage from FodFest was designated to fund this local project. It was recommended to Susan (Matz) that LR should continue to fund part of the project.

Steve Gaynes, LR's former marketing consultant, wrote a letter to the Board thanking us for our support.

A number of HOs who were directly affected by this last storm and the resulting power outage were in attendance. 19 HOs signed by attendance sheet, representing 13 units.

Ed reported re the Safety Committee's plan for any future emergency. These recommendations include but are not limited to the establishment of a command center with both land lines and cell phones, having a deputy on call, establishing a safe haven with a generator and emergency supplies, having contact information for all residents and seeing that the horses have water. The SC strongly suggests that the BOD set up a chain of command and purchase a generator that will meet LR's needs in a crisis.

Hakki told us that the blast email system will work as long as we don't lose the internet. He is also working on having one land line (AT&T) just for emergency communication in the event of a power outage and is working on an internal emergency communication system with back-ups considering all kinds of outages. It is Hakki's recommendation that the Maintenance shop will be the Command Center since we have an AT&T line at the building and it is where the maintenance crew gathers.

Hakki spoke about the need for LR to purchase a generator and suggested that it be treated like any other capital project and should be scheduled for the next year's budget. LR should plan, budget, investigate before we rush in and treat it as an emergency. His

concern is that the companies involved average 6 weeks delivery and before that there needs to be a bidding process. Additionally, the generator will weigh a few tons and will need a concrete foundation which will need to be poured in advance. There is also the question of what size propane tank is necessary for the generator. Hakki's estimation is that it could be a three month project, bringing us to March or beyond. The BOD agreed with Hakki that it is important to approach this project with all due diligence. The cost should run about \$55K.

Hakki also reported that he has already started investigating generator options for the West Lodge. He has called CL&P who recommended Generac or Kohler. The generator will be over 10' long and 5' high and will cost over \$50K for the complete project. We will also have to build a strong foundation for this new generator. Hakki also informed us that the bidding process would take two to three weeks and once we determine the company, the average lead time for the generators would be 6 to 8 weeks for the delivery of the generator. The installation will take about two weeks. Hakki distributed a draft of an updated version of the 2008 Emergency Action Plan for HOs that was recently modified. This Emergency Action Plan is to be sent out to all HOs.

If there is power, there can be a blast email and a phone messaging system to inform the HOs of any emergency situation. If there is no power, an AT&T land line or cell phone system can be used (if there is cell service) for the blast phone messaging system. If we have an AT&T line operational, then HOs could call in and get information.

Presently, LR has 5 small portable generators that Hakki used at the WL, Ski Lodge, water tower, maintenance building and the gates. 2 sewage pumps have propane back-up generators.

Hakki met with managers after power was restored to debrief. They will establish an internal organizational chart and guide lines for an emergency situation and the command center operation.

Connie asked how large should the WL generator be? Powerful enough to run the kitchen, upstairs, showers, but not the pool and tennis courts. Hakki thinks the generator will be around 125kw. If propane is not possible, then diesel is our next best option.

Next steps: Hakki will meet with the contractors as soon as possible to bring them to WL for their recommendations. There will be a bidding process (which takes about 3 weeks), then 4 to 6 weeks for delivery. Then the foundation must be poured. This project, while a priority, should be approached with the due diligence extended to any other LR project.

Tom Cassidy reminded the BOD about the November, 2002 ice storm. There had been a discussion at that time about whether to purchase a generator and it wasn't done.

Jim Bean suggested that LR transmit information using the local radio station WZBG.

Arthur Macchin said that Hakki should look at Kohler, Cumming, Deere and Caterpillar generators.

Greta Goodman asked why we weren't considering a generator for the East Lodge.

**Motion made to authorize Hakki to investigate purchasing a generator for the West Lodge for the purpose of providing a 24-hour shelter for LR residents in emergency situations. Motion was seconded and unanimously approved.**

Connie reminded the HOs present that the BOD recognizes the importance of this project and intends to go forward with all due diligence.

All non-BOD members left.

Hakki reported that since September 1, out of the 41 capital projects budgeted for this year, we have 12 completed, 10 in progress, 19 untouched as of today. The WL and EL kitchens are being reconfigured as was outlined in the budget. This project is coming in \$16K over budget. Ongoing projects include new racquetball and handball courts, WL pool filters, WL toilet upgrades, upgrading the domestic hot water heater, purchasing new and used canoes, billiard table for the WL, refurbishing the Sportsfield building, upgrading the irrigation system for the garden, installing a stables generator, upgrading management lighting, walking trails project continues, installing water fountains at the Sportsfield, purchasing sofas for the East Lodge, continuing tree removal, 3 more snow blowers and one plow, continuing the roofing project in conjunction with associated carpentry, gutter cleaning, painting, electric panel inspections, chimney inspections, dryer vent inspections, smoke detector replacements, and purchasing a monitor for a teleconference system.

Action items:

1. LR obtained permission from DEEP to launch boats onto Burr Pond as long as they are not on trailers.
2. Hakki is looking into creating a playground by the stables (recommended by the Recreation committee).
3. Shuffleboard court will have lines repainted.
4. WL gym extension – Hakki will consult an architect to discuss the feasibility of extending the gym on the side and in the front.

Can LR have its own station? We should ask WZBG whether we can be included in the public service announcement.

Re the responsibilities of committees, the chain of command should be spelled out clearly- committee -> liaison -> BOD. After the BOD discusses the recommendation(s) of the committee, a report goes back to the committee through the liaison. Committee

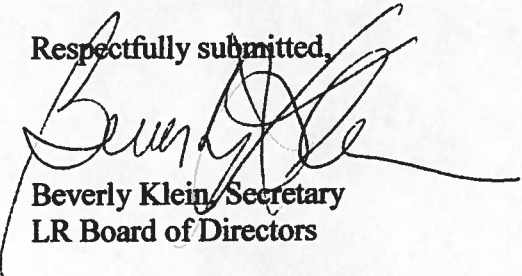
members should not bombard the General Manager, the President, or other BOD members with their issues.

Dan will ask Maintenance Committee whether we should allow HOs to use a small generator for their personal use in an emergency situation. Dan asked what responsibilities does LR have to the community and what responsibilities do the HOs have to themselves?

The BOD formally applauds Hakki and his staff for their efforts especially during the storm.

Meeting adjourned at 11:20 am.

Respectfully submitted,



Beverly Klein, Secretary  
LR Board of Directors