

Regular Minutes

Sunday, September 4, 2011

The meeting was called to order at 8:30 a.m. in the East Lodge. Present were: Connie Ellner, Terry Goodwin, Beverly Klein, Scott French, Evelyn Rogoff, Dan Brinzac, Hakki Cinel. Alvin Rapp, Richard Kahn, Bruce Lovett were absent.

Regular minutes from August 14, 2011 were unanimously approved with minor corrections.

There will be a work session re committees at 2:00pm on Saturday, October 22 in the Management Office to clarify, redefine and enhance the effectiveness of working committees.

HO of #206 claimed that a plumber told him that he had to replace his pipes. Hakki brought in Scoville to investigate who said that the pipes were type M which meets the plumbing code. Hakki sent the HO a letter with Scoville's findings informing the HO.

Terry said that perhaps still water sitting in pipes for long periods of time may cause a chemical reaction (corrosion). Dan suggested that our "Winterization" procedures might include a note to HOs that it is best to drain all pipes first b/c if water is left standing in unused pipes there exists a possibility of a chemical reaction which may cause corrosion.

The Maintenance Committee suggested a walk-through of the community to see if there exists any problem from the recent storm.

The question arose as to whether the extended decks and/or privacy walls are now included in LR's new "all-in" insurance policy. Hakki will ask Alan Greisenheimer, LR's agent. Further discussion on this issue will be tabled for the next BOD meeting.

Snack Bar 2011, was discussed. There were some concerns about the operation. It was proposed that a Snack Bar search committee be formed to meet with other vendors as well as George to find out how we could improve the service for summer, 2012.

The Walking Trail project (phase I) will begin asap. One HO objected since he thought the trail would go too close to his house. Hakki met with him and addressed his concerns. The trail will be about 6 feet wide, multi-use, and will have nature signage.

Hakki reported that re the street lights, we pay approximately \$30 per meter (monthly) and presently have about 50 meters. If all of our lights were on one meter, we could save a lot of money. Hakki has spoken with CL&P to discuss the situation. They said it would be LR's responsibility to wire all the meters in order to reduce the number of meters. LR needs to contact an electrical contractor directly. Hakki has met with three electrical contractors to discuss this project. Two of these contractors couldn't estimate the project because of uncertainty of the underground work. Turri electric has spent some time studying our street lights. Their conclusion was maybe there is only one area could be

combined. All other areas would require crossing paved areas. They said this project wouldn't be economically feasible. Turri electric called CL&P LR electric account personnel and asked if CL&P would combine the bills and send LR only one bill. They denied the request. Turri electric will try to talk to CL&P manager directly to see if they would want to make any deal with LR.

Hakki is looking into saving money by changing the lighting for the WL pool. CL&P currently has some incentives. Hakki will investigate. Also, the swimming pool boiler and pond irrigation system compressor will be investigated to see if it might be profitable to put them on solar panels.

The question of whether it is feasible to purchase a back-up generator for the WL, EL or ski lodge was discussed. Hakki will refer to the Maintenance and Safety Committees to investigate this issue and determine an emergency action plan to cover those times when our residents might need extra support.

Connie said that the next BOD will determine the focus of the Marketing Committee's efforts. Steve should continue to place ads in Parenting and Horse magazines. October 15 is Fall Festival in LR. This event will be handled by the realtors.

Connie said that we need a strong Marketing Committee chair. It was suggested that LR should be advertising in NY tennis clubs.

Terry suggested that the basketball court by the sports field is used less and less for basketball and that the basketball court might be a good surface for the roller bladders and skateboarders to use, certainly on a trial basis.

Dan suggested that we could even put a blurb in the link suggesting that if parents are going to allow their children to skate or rollerblade on the basketball court, to please have the children wear helmets and other proper safety equipment.

Meeting adjourned @ 10:00 a.m.

Respectfully submitted,

Beverly Klein, Secretary  
LR Board of Directors

*Cynthia J. Elmer 9/18/11*