

**RICHTER PARK AUTHORITY  
MINUTES OF MONTHLY MEETING  
OCTOBER 21, 2008**

The regular meeting of the Richter Park Authority was held on Tuesday, October 21, 2008. Chairman Al Mead opened the meeting at 6:00 PM.

Members present: Al Mead, Leroy Diggs, Jean DaSilva, Len Cagianello, John Priola, Bob Eberhard, Felix Bonacci, who sat in for a vacancy on the board, and Frank Russo who replaced Chris Marano.

Sam Jacobellis and Chris Marano were absent.

Also present: Maria Sanyshyn, general manager and Rob Dorsch, golf course superintendent and Ralph Salito, golf pro.

**Chairman's report**

- **Public participation**

Andy Salom, president of Musicals at Richter, spoke regarding the increase in rental fees and loss of the use of half the house, storage space, changing rooms and increased expenses to rent storage space.

Musicals states they lost \$11,000 in the '08 season and the extra rent places an additional burden on their budget.

- **Approve minutes of previous meeting**

Mrs. DaSilva made a motion to accept the minutes of the previous meeting and it was seconded by Mr. Priola. Motion to accept the minutes passed unanimously.

- **Comments/reports** - None

- **Correspondence**

- Family and Children's Aid sent a thank you for being included as a beneficiary of the Danbury Amateur Golf Event.
- A letter of gratitude was sent to Mrs. Sanyshyn for the courteous manner in which the MGA/Met Life Public Links Championship was hosted by the staff at Richter.
- A letter was received from Sam Jacobellis resigning his position on the authority board due to declining health. Mr. Diggs made a motion to accept the resignation, seconded by Mr. Cagianello. Motion was passed unanimously, with regret.

### **Financial report**

- Accounts will be moved from Wachovia to Union Savings Bank.
- Total income is up by \$107,000 over '07. Total expense is up by \$313,000. Net income is down by \$206,000. It is important to note that expenses were budgeted to be higher in '08.
- Expenses are over budget by \$89,000. The explanation for this is several uncontrollable items – increase in fertilizer costs, fuel surcharges and gas/oil and lube. Also contributing to this is increased insurance and unexpected legal fees.
- Income is under budget by \$46,000. Non-resident revenue not as high as anticipated.

A motion was made by Mr. Eberhard and seconded by Mr. Bonacci to approve the treasurer's report and place it on file for audit. Motion passed unanimously.

### **Arts association report – See attached**

Mrs. DaSilva asked about the use of the house for next season. The Arts Association would like to start in April. It was suggested that the Arts pay all expenses for running the house during their season of use. These expenses cannot be absorbed by the Arts Association. The future of the Art's season was left to further discussion.

### **Grounds and greens report- See Attached**

#### **Richter house report**

- The grants contract has been received. Mrs. Sanyshyn is in the process of moving it along. The contract provides for \$20,000 which will pay for the application for historic status, an engineering report and a needs assessment. The needs assessment will provide direction in how to move forward.
- The alarm company will come to check the system which seems to have a problem.
- Mrs. Ann Williams LaGanza (and her husband) spent the day with Mrs. Sanyshyn at Richter Park. She toured the grounds and the house and had a lengthy discussion with Mrs. Sanyshyn regarding the grants and opportunities, etc. Mrs. Sanyshyn stated that Mrs. LaGanza felt that those using the house should be paying for it.

## **Manager's report – See Attached**

### **Old business**

- **FORe committee-See Attached Report**

### **New business**

Three resolutions regarding the transfer of funds to the Union Savings Bank were passed unanimously. The approved resolutions are:

- Resolution authorizing the issuance of a \$200,000 revolving line of credit of the Stanley Lasker Richter Memorial Park Authority for the purpose of temporary borrowing in the event it is needed. This line of credit replaces the one previously held by Wachovia.

Motion to accept made by Mr. Eberhard and seconded by Mr. Cagianello.

- Resolution authorizing the transfer of banking institution of the Stanley Lasker Richter Memorial Park Authority from Wachovia to Union Savings Bank for the general operating, payroll, and credit card deposit accounts. A basic checking account will remain with Wachovia for the purpose of paying Wachovia Bond and interest payments.

Motion to accept made by Mr. Eberhard and seconded by Mr. Priola.

- Resolution authorizing the issuance of a corporate credit card with Union Savings Bank and the closure of the corporate credit card account with Bank of America.

Motion to accept made by Mr. Eberhard and seconded by Mr. Russo

### **Executive session**

The executive session regarding evaluation of Mr. Salito was postponed until the next meeting when Chris Marano would be available to participate.

The next meeting will be held on Tuesday, November 18, 2008 at 6 PM in the Grille Room.

Mr. Eberhard made a motion seconded by Mr. Cagianello to adjourn. Meeting adjourned at 7:10 PM

Respectfully submitted,

Jean DaSilva  
Secretary

RICHTER PARK GOLF COURSE  
GOLF COURSE SUPERINTENDENT  
MONTHLY STATUS REPORT  
10/21/2008

October is here and we have had our 4<sup>th</sup> hard frost of the year this morning. We have begun hardening off the turf for winter. Overall we are in pretty good shape and growth has really tapered off the past couple of days. Over the next few weeks we will see Green Speed increase as the turf prepares itself for hibernation. This is normal and occurs every year. To minimize excessive speed we raised the height of cut on October 1<sup>st</sup>. Today the greens were rolling 10.7" on the stimp meter. Other than that we are focusing all of our efforts on leaf removal. The leaves are not coming as fast as we would like, but are consistent enough that we have a crew running 7 days a week to keep everything playable. The only time we cut the crew free is when the wind prevents us from being productive.

On the horizon we will be blowing out our irrigation system on 11/10 and 11/11. As soon as we blow out the system we will be repairing some irrigation leaks that need to be accomplished while the system is dry.

Aerification will be completed at the very end of our golf season. I need to reiterate that we will not have any turf issues with going so late this year. In fact it will help us to keep some channels open and improve drainage as we go into winter.

**Richter Park Authority Meeting  
Managers Report  
October 21, 2008**

**Round Summary**

Total rounds for September are 7,103 up 1,895 rounds from last year (vs. 5,208 rounds in '07), We were not closed for aeration. Rounds through September are 38,000.

**Pass Summary**

We still continue to sell passes, although they are few. In September we sold a total of 42 Resident ID card and 2 Passes.

**Health Insurance**

We have decided to move to the City of Danbury health plan for all employees. Employee contribution will increase to 12% in '09 and the contribution will increase to 15% in '10.

**Men's Club**

My staff has been instructed to report the names of any men's club member who treat them inappropriately on the golf course to the men's club board. There are certain members of the men's club who feel they have the right to do and say whatever they like on the golf course. While it is late in the season, I have made my position very clear. I resolutely back my staff and have the full support of the men's club board, too.

**Off Season Hours**

Once the season is over, we are going to follow the lead of the city and the turf crew and office staffs go to a 4 day work week, closing the facility on Fridays. We will also close from 12/24 – 1/5, with a skeleton (maintenance) crew.

**Yamaha**

Yamaha Factory Personnel is being sent to Richter for 5 days next week. Their plan is to replace all rear roof supports with a thicker grade of steel support, remove the current bag covers and install the original brand requested, replace clutch belts, and inspect and replace floor mat rivets.

RICHTER PARK AUTHORITY MEETING  
ARTS LIAISON RPT. October 21, 2008

Our fall season is almost over. We have one more presentation this coming weekend. It has been a very successful season.

As we look ahead to next year we need to know when our spring season will begin. We have requested that we be allowed to begin in April so that we can plan at least six presentations. If we cannot open in April, then we will not have a spring season. Using the house in conjunction with Musicals in June is not possible.

It was suggested at last month's authority meeting that we pay for the utilities if we want to open in April. As we have a limited treasury, we would like to discuss what the cost would be for utilities before making a firm commitment. The rent received from the Arts and Musicals comes to \$4,000.00. Could this money be used for utilities costs at the house?

FORe Committee  
Report  
October 21, 2008

Objective

Establish a 501c3 organization to perform fund development for the total of Richter Park.

Action Steps

1. Meet on the second Wednesday of each month at 6:00 p.m. in the Richter Park Management Office. On-going
2. Feedback to Attorney Martin Rader of Pinney Payne that there should be one FORe organization for the total of Richter Park. Complete
3. Complete draft of article of incorporation for a FORe.  
Attorney Rader will complete a draft by the November 12 meeting for the committee review.
4. Bring draft of article of incorporation to the total Richter Park Authority Board with recommendations.
5. Obtain approval of the Richter Park Authority Board to move forward with the incorporation of FORe.
6. Complete the process of filing for 501c3 status.