

## MINUTES

p. 1 of 2

### RADBURN CITIZENS' ASSOCIATION MEETING

Date: June 18, 2008  
Time: 7:30pm  
Location: Grange Hall

Number in attendance (signed in): 31

President June Meyerson called the meeting to order.

Pledge of Allegiance.

Minutes of the May, 2008 meeting were read by Secretary Larry Koplik and were approved as read.

Treasurer's Report was read (in Joanne Kurr's absence) by June Meyerson.

President's Report was delivered by June Meyerson as follows:

#### PRESIDENT'S REPORT:

Chris Gruber is moving out of Radburn and therefore has resigned as trustee. The Radburn Association Board will select and appoint a replacement to finish out the 2-1/2 years remaining in his term. There will be a special meeting in early July of the Radburn Board during which the replacement of the trustee will be on the agenda. June Meyerson suggested that it is important for the replacement trustee to be from the south side as the south side is not represented on the Board.

The next open voting meeting of the Radburn Association Board will be held on July 14 in The Grange.

Friday Night Movies in the Park is underway. The schedule of coming attractions will be posted in the Radburn Bulletin. All movies will be shown in "R" Park and all are rated PG.

Family Day will be on Friday and Saturday, July 18 and 19. Rain date is Sunday, July 20. Flyers with detailed information will be included in the Radburn Bulletin.

All the Radburn Citizens' Association officer terms expire at the end of the year and all positions are open. A Nominating Committee has been formed. Please submit nominations to Ron Coll or Katie Dunnigan.

The Neighborhood Patrol is starting up and will be on patrol during the week days. The weekend patrols will be handled by professionals.

A committee to support legislation for open voting has been formed and will consist of (5) members. Phil Plotch will chair the committee.

The next RCA meeting time and place will be Wednesday, September 17, 2008 at 7:30pm at Grange Hall.

SPECIAL DISCUSSION WITH GUEST SPEAKER RENEE STEINHAGEN:

Renee Steinhagen is the founder and executive director of the NJ Appleseed Public Interest Law Center, has taught clinical law programs at Rutgers Law and Seton Hall Law and is Coordinator of the New Jersey Citizens' Coalition on the Implementation of the Help America Vote Act. Her work includes efforts to improve the situation of common interest associations such as Radburn.

Steinhagen noted generally that (in common interest associations) where there is a benefit arrangement, there are obligations for all the parties involved.

The lengthy and wide-ranging discussion involved issues such as the relationship of boards to service providers, systemic issues of accountability and arbitrary conduct of boards, perfunctory compliance (i.e., de facto non-compliance) with requirements of laws such as PREDFDA, fair and truly open elections of board members, membership issues in common interest associations, and the nature and scope of the powers of boards.

Steinhagen noted that PREDFDA includes provisions requiring fair and open processes, and that Radburn's lack of clear and open process is glaring. She also observed that Radburn's open voting meetings that are now taking place are insufficient and perfunctory, that Radburn does not seem to scrutinize or limit legal fees, that the budget and the budgeting process are not transparent, that Radburn stands out alone in that owners are not association members, and that PREDFDA requires all homeowners to be members.

Steinhagen cited the proposed "UCOAH" legislation, which although undesirably slanted toward developers, nonetheless would provide nomination rights in Radburn. Also cited was the proposed "Turner-Rice" legislation, which she described as a democracy bill providing for nomination and election procedures favorable to the Radburn residents.

Due to the issues cited and their applicability to common interest associations such as Radburn, Steinhagen asserted that the Radburn case rises to the level of major national importance, far beyond the boundaries of Radburn.

As a continuation of his effort to inform the Radburn community regarding common interest financial issues, Gary Konecky explained how the Generally Accepted Accounting Principles (GAAP) provides guidelines for condominium associations and how these would apply to Radburn. June Meyersen stated that the Radburn Association Board is in the process of implementing GAAP-compliant financial disclosure procedures.

The meeting was adjourned by June Meyerson, after which light refreshments, including coffee and cake were served.

Respectfully submitted this 17th day of September, 2008 by,

Laurence ("Larry") Koplik  
Radburn Citizens' Association Secretary