

**FOREST HILL ASSOCIATION
BOARD OF DIRECTORS MEETING
September 4, 2013**

Board members present: Diane Wara, Dan McHugh, David Aldrich, Thomas Cooke, Paul Cooper, Eric Buonassisi

Diane Wara called the meeting to order at 7:10 PM. Today's meeting is a closed Board Meeting without attendance of the general public. It is exclusively dedicated to discussion of the updated Clubhouse Rental Agreement and other rental terms.

Diane Wara opened the discussion, outlining the main issue of whether an indemnification clause should be included in the contract text and of whether renters should be inquired to purchase their own event insurance. A lively discussion among all Board members present ensued.

Tom Cooke moved to propose

- 1.) that the Clubhouse Rental Agreement for non-FHA members should include an indemnification clause and the requirement for the renter to purchase event insurance and
- 2.) that the Clubhouse Rental Agreement for FHA members should include an indemnification clause and the requirement for the renter to purchase event insurance and the requirement for the renter to purchase event insurance.

Motion no. 1 – all Board members present in favor. Warren Krauss was absent; he had prepared a statement that is appended to these minutes as an addendum.

Motion no. 2 – there was no second for this motion.

Diane Wara moved to propose

- 3.) that the Clubhouse Rental Agreement for FHA members should include an indemnification clause, but NO requirement to purchase event insurance.

Motion no. 3 – 5 Board members are in favor, Tom Cooke is opposed (he wishes to include the insurance requirement, see motion no. 2); Warren Krauss was absent; he had prepared a statement that is appended to these minutes as an addendum.

The Board members further agree that until the end of this calendar year the current practice of allowing FHA members to “sponsor” Clubhouse rentals (i.e. rent the Clubhouse at the discounted FHA member rate on behalf of a Third Party) will be allowed and that this practice will be revisited at the end of this calendar year.

Lastly, the Board discussed the option of allowing Clubhouse rentals on New Year's Eve. The Board agreed on permitting rentals on New Year's Eve from now on, with the special condition that events have to end at 12:05 am on New Year's Day with guests leaving and that the Clubhouse is dark and locked up by 1:00 am on New Year's Day;

further, that the special rental rate for this date only will be \$ 2,500 for non-FHA members and \$ 1,500 for FHA members.

There being no further business, the meeting was adjourned at 8:25 pm.

Respectfully submitted,

(David Aldrich)

Addendum

Statement of Warren Krauss,
to be appended to Sept. 4 Board Meeting Minutes:

Diane

Sept 4th is Nancy's birthday so I am tied I up.

If you wish to hold the meeting in my absence let the record reflect that I vote Against use of the extra insurance requirement and Against the use of the indemnity clause.

My reasoning is the same for both. They have a chilling effect on the desire of owners to rent the CH. AND they are unnecessary in view of the insurance premiums which our owners already must pay .0

If for some now unknown reason. We decide to rent to an outside non owner of high risk, then we can ask them to sign such a limited contract. For the rest of our renters, eg. Trustworthy owners, I wouldn't insult them with such onerous limitations.

We are here to HELP our owners, not drive them out of the rental market FOR THEIR OWN CLUBHOUSE.

Thx warren krauss