

VAIL'S GROVE COOPERATIVE, INC.
BOARD OF DIRECTOR'S MEETING

APRIL 16, 2008

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:05 pm and asked all present to rise for the Pledge of Allegiance.

ATTENDANCE:

Victoria Desidero took attendance. Present: Ronnie Waltzer, Victoria Desidero, Ray Harting, Peggy Boyle, Jim Andes, Bob Gregory, Fred Witte, Simone Havel, Tom Duffy, Ellen Mytych. Absent: Mary Rubini

ACCEPTANCE OF MINUTES:

Ellen Mytych asked that we add into the minutes that the Grove will accept any "licensed" septic inspector, as long as they perform the septic inspection requirements that we have set.

Peggy Boyle would like the "Conflict of Interest Policy" to be included as part of the March minutes. She would also like this document posted on the Vail's Grove website. It was decided that if it were attached to the March minutes, it would appear on the site. It was also reported that not all the board members had signed the policy and that Cindy will make copies for those who were not in attendance at the March meeting and/or those who have not yet handed them in.

Fred Witte made a motion to accept minutes with the changes. Tom Duffy seconded. Victoria Desidero abstained on the vote. All others in favor. Minutes accepted.

Ronnie Waltzer clarified an article in the Vail's Voice regarding boat storage. It should read, "Shareholders may continue to store 2 boats/vehicles on their property, as long as they are owned by the stockholder".

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. John O'Loughlin of One Vail Blvd. spoke about his letter to Maintenance regarding the drainage problem at his driveway. He stated that after the black top work was done last year, there was a large amount of water coming into his driveway. The water is flowing down the driveway and that the water under the driveway is eroding. The situation is getting worse. He stated that his driveway is eroding due to the water run-off and would like to speak to Jack Waltzer, Maintenance Chairman to set up a plan for repairs in a timely manner.
2. Jay Couillard of 65 Vail's Lake Shore Drive asked for specifics regarding the rules about vehicle storage in the Grove. He wants to know how things are counted (boats, jet skis) if they are stored on a trailer. He thinks that this rule needs to be clearer. Ms. Waltzer stated that the rule as written is very clear. In addition, Mr. Couillard is concerned about Boat Ramp access. He has always been available for giving Stockholders access into the ramp. The board is working on a new policy/procedure regarding who will be having keys and how boat ramp access is attained.

3. Margaret Flannery thanked Cindy Battreal for sending out a telephone message regarding the water main break.

COMMITTEE REPORTS:

Treasurers Report:

Ray Harting reported that for the first time since he has been on the Board, we do not have any stockholders who are two quarters in arrears.

President:

Tom Duffy reported that in the Executive Session, Rule number 4 was discussed and those certain parts of the Rule need clarification. Mr. Duffy made a motion to re-write rule 4 to read that stockholders can keep two vehicles, as defined in the rule, on their leased property. Ray Harting seconded. Vote taken. Victoria Desidero voted against. All others in favor. Motion passed.

Mr. Duffy also discussed several vehicles that are presently on Common Coop property that need to get letters regarding moving of those vehicles.

Secretary:

Victoria Desidero reported that the office would be closed April 21 – April 25th. There will be minimal coverage in the office. Stockholders have been notified.

Since we posted signs regarding the Website, we have had more registrations on the site.

Chairperson:

No Report

Public Safety:

Ronnie Waltzer stated that the Board would be reviewing security camera information to see if that is an option for us to purchase. Recently, cars have been broken into at the Grove and items taken. Stockholders were informed to keep cars and homes locked. Margaret Flannery has been in touch with the “Neighborhood Watch” office trying to set up a date for training.

Real Estate:

Ronnie Waltzer made a motion to accept application from Mr. and Mrs. Goff at 24 Locust Road to have a trellis up to allow their plants to grow. Neighbors do not object to this. Victoria Desidero seconded. Tom Duffy abstained. All others in favor. Motion passed.

Tom Duffy made motion to approve application to give Skip Weinstock, 101 Vail’s Lake Shore Drive, a letter approving his existing deck, contingent upon Mr. Weinstock submitting an official plot plan. The reason for this is so that Mr. Weinstock can get an official Certificate of Occupancy for his pre-existing deck. Ray Harting seconded. All in favor.

Tom Duffy made motion to approve application from Helen Vail, 87 Vail’s Lake Shore Drive to construct a deck along the lakeside of her house. The deck would be 14 feet to lake and it follows all of our side yard clearances. The deck will be 34 x 14 feet. Victoria Desidero seconded. All in favor.

Membership:
No Report

Public Safety:
No Report

Buildings & Grounds:

Mr. Waltzer was not at meeting but did, however, send a report that street sweeping will be done tomorrow. After the street sweeping is done, the drains will be cleaned.

Victoria Desidero brought up the issue of financial responsibility regarding the water main break on Vail's Lake Shore Drive. Associated Boring, who was hired by the engineers for the WWTP project, Stearns & Wheler, has stated that they are aware of their financial responsibility. The Board expects all cost to be covered by them, including asphalt for repair of road, employees overtime hours and any other costs related to this issue. There is a concern that the maps are not correct as to where the pipes are. Tom Duffy suggests that Mr. Becker should send a letter to Stearns & Wheler, explaining that we think they are responsible for the work of contractors that they send here to the Grove. Peggy Boyle asked for Board members, in particular those involved in the WWTP Subcommittee to be apprised of all correspondence/communication and copied into any correspondence regarding this issue and any issue that involves Stearns and Wheler. This will prevent any misunderstandings on the part of Stearns and Wheler as to who on the board they should communicate to, in the event that situations like this occur again in the future.

Fred Witte brought up the issue and his concerns regarding oil tank insurance. A lot of homeowners have oil tanks and all are required to have oil tank insurance. People need to get their proof of renewing their policies into the office. Fred reported that he had an accidental discharge in February. It took over a month to clean up and the costs are over \$20,000. Fred suggests sending out a letter asking people if they have an oil tank policy, if they have an above or below ground tank. If people do not reply, we have the right to survey people's property so that we have the proper information regarding the location of their oil tank, if they have one. Mr. Witte is concerned that more than \$22 million is being spent on getting the lake cleaned and we should be sure that there is insurance to keep it clean. The Coop can provide a list of the companies that do supply insurance. Fred Witte made a motion to update the oil tank insurance policy file. Victoria Desidero seconded. All in favor.

Pump house:
All is fine in pump house.

PLEC:
No report

WWTP:

Peggy Boyle reported that on April 2nd there was a WWTP meeting. Peggy said that at this meeting, it was stated clearly that the Coalition wants to be informed and involved. The petition to form the sewer district went to Albany. We are hoping to receive a letter from the Department of Health stating that we need this district to be formed so that we can meet the deadline for the application for the low-interest loan. Peggy is concerned that Stearns &

Wheler is moving a little slow on the bedroom count and occupant count, to be sure that the facility will be a good enough size. We need to have better representation at the North Salem Town Board meetings. We will get notification from the town of North Salem and then we can post on our website. The Peach Lake Coalition will meet within the month without elected representatives present to discuss any internal concerns regarding the project.

Margaret Flannery went to the Town of Southeast meeting last Thursday. Four resolutions were voted on unanimously to form the sewer district.

The sewer districts need to be formed by around May 8th to get the low-interest rates that are available and approved by the EFC board before the summer.

Sunshine:
No Report

Aesthetics:
Victoria Desidero stated that she is planning a meeting for the Aesthetics Committee. Birdhouses have been purchased and painted and installed by the 6-car garage.

Peggy asked about the re-hanging of the pictures/plaques back in the small room of the pavilion. A small group will get together to discuss and decide what will be exhibited. Ronnie Waltzer stated that by redecorating the room, it will be more appealing for rentals for smaller functions, and some people think all of the personal photos should be put back up and some think the room should be a little more generic. Peggy Boyle would like the photos and plaques that those who organized the room (Ronnie Waltzer, Victoria Desidero, Peggy Boyle) in late September 2007, prior to the Autumn Celebration agreed upon, reinstated. Peggy feels it is important to remind people who use the pavilion about the history of the Grove and the significant community participation, which are what we, as a cooperative should prioritize. Limiting these photos to the smaller room has not in the past and will not in the future have a significant negative impact on the rental income as most people rent the larger room. If people have a strong opinion about the pictures, they can request the removal of the pictures prior to renting the smaller room. Margaret Flannery, Fred Witte, Simone Havel, Ronnie Waltzer will be meeting on this.

Beach:
No Report

Recreation/Concession:
Mary Rubini will be opening the Pavilion on April 19th for recreation time.

Community/Social:
Fred Witté reported that the covered dish dinner was very nice. Bingo was fun, although Fred would have liked better attendance.

Pavilion:
No report

Legal:

Mr. Gregory stated that Mr. Becker was looking for more information regarding the Flip Tax. Ronnie stated that we considered not doing a flip tax based on the number of shares but that a percentage of the sales price would be a more reasonable way to go. Fred Witte said that there should be a limit on how long you can own the house to determine the flip tax. If you own the house for 5 years or less, it is truly a "flip". Ellen Mytych think that people who live here shorter times, should pay a larger flip tax. There should be different levels of required payment. Tom Duffy said that we have some major projects coming up that we will need money for. Ronnie said that we need to have some revenue coming into the Grove, especially since the quarterly charges went up minimally. Once we have enough information, we will present to the Shareholders for a vote at the annual meeting.

Insurance:

Mr. Gregory stated that we had an issue with the State Fund regarding coverage for Executive Officers. The issue was taken care of and we will not be paying for this insurance.

Mr. Gregory said that when we form a committee about oil tanks, we would inform the stockholders about what the committee has decided.

Community Liaison:

Mr. Gregory stated that when the Town of North Salem sets meetings, we will be informed and we will post for the stockholders. He also stated that Supervisor Greenwood has changed the meeting nights and he will ask for the dates and agendas to be sent to the office. Margaret Flannery stated that she went to the Town of Southeast meeting. Margaret stated that we need to have more people going to the Town Board meetings. We need to be represented at both North Salem and Southeast. Margaret volunteered to be both liaison for North Salem and Southeast.

Ombudsman:

Ellen Mytych reported about complaints regarding a Stockholders dog barking for a 15-minute period. The stockholder told us that she had a dog sitter and apologized and said it will not happen again.

Another stockholder complained about her neighbor's dog constantly being on her leased land and leaving droppings. Dogs are not to be on others leased land and dogs do need to be cleaned up after. Cindy stated that she spoke to the dog's owner and related the problem. The owner stated that this would not happen again. Stockholders need to respect the rules and each other and keep dogs on leashes.

Fred Witte moved to adjourn meeting. Meeting adjourned at 9:40 pm.