

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

April 16, 2013

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Mr. Cassidy took attendance. Present: Mr. Cassidy, Ms. Enos, Mr. McGuinness, Ms. Mytych, Mr. Norcross, Mr. Ryan, Ms. Waltzer and Ms. Natiello. Absent: Ms. Rubini, Mr. Duffy, Mr. Andrews, Ms. Myers and Ms. McHale.

ACCEPTANCE OF MINUTES:

The Minutes from the March meeting will need to be approved next month, as there are not enough Board members present at this meeting who are able to vote on minutes from last month's meeting.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. O'Toole brought a concern to the Board regarding the Multiple Listing Service of homes for sale. MLS wants houses in Coops listed as Cooperatives, not single-family homes. This would lose the viewing of buyers looking on-line for single family homes. He would like the Boards support, as this could affect anyone trying to sell their home. Mr. O'Toole offered to write a draft of a letter and we will have our legal counsel review it prior to sending to MLS. In the meantime, Mr. O'Toole would like to know if he can rent the home he is no longer living in, as he has purchased another home here at Vail's Grove. The Board stated that as long as he is actively pursuing the sale of his first house, he can rent, pursuant to Board approval.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

The Board received a letter from John Hillner of 1 Vail's Lake Shore Drive, requesting the Board to split the cost to replace the fence between his house and the boat ramp. Mr. Hillner said that that was the way the fence was paid for when it was originally installed. The Board asked Mr. Duffy to stake out the fence pursuant to the new surveys and Buildings & Grounds will get prices on a new fence. The Board will discuss at the next meeting.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

TREASURER:

No Report

SECRETARY:

Mr. Cassidy reported the following:

The office has sent out the 2nd quarter bills and Vail's Voice. The office continues to be working on many re-finances, along with assisting Buildings & Grounds with projects such as Propane/Generator, Swing set and dock season information. The office will continue to remind stockholders of the proper contact information regarding the WWTP, repairs, problems, payments, etc. The office will be reviewing any changes we have made and/or will make regarding Rules and Regulations and By-laws and will hopefully prepare a new edition to be printed in the near future.

ETHICS:

No Report

FINANCE:

No Report

BUILDINGS & GROUNDS:

Mr. Moore reported the following:

Generator Update: The disconnect switches have been installed. The wetlands permit has been obtained. The outside work, footings, was done today and Bruce Thompson, Building Inspector for North Salem was here to inspect. The slab will be poured tomorrow.

Swing set Update: The Vail's office has secured the money to fully replace the damaged swing set. Vail's Grove is responsible for the cost of the demo of the old swing set. Ms. Waltzer made a motion to order the Creative Playthings swing set which will be fully covered by the Insurance money received. Mr. Cassidy seconded. All in favor. Motion approved.

Ms. Battreall informed the Board that Tim Butler had removed and dug out bushes on the side of the Pavilion in preparation for the generator, free of charge.

Mr. Moore then reported on the Emergency Road. Butler will be here by Thursday to start the project and it should take about two days. Mr. Moore will then put two posts in and a chain to keep the road as an Emergency Road,

Propane Tank Update: Although we voted on purchasing the propane tank, Ms. Rubini looked at paperwork and there is no warranty on the tank. Some concerns about a warranty have caused us to look

into the option of leasing the propane tank from Suburban. This option gives Vail's Grove the security of any future problems that Suburban would be responsible for. Ms. Waltzer made a motion to change from purchasing to leasing the tank from Suburban. Ms. Enos seconded. All in favor. Motion approved. Ms. Natiello reported that she is already a customer of Suburban and has spoken to them and they are giving her a price of \$1.72 per gallon, which is a very good price. There is no minimum requirement.

Ms. Natiello asked B&G is there is a possibility to get a kayak rack by the fire road dock. Mr. Moore said he would look into that.

There was a water leak at Locust and VLSD that was excavated by Butler Excavating and repaired by Keene Plumbing.

Mr. Moore also reminded shareholders that as we enter the spring season, please remember that recycled papers leaf bags are only for leaves and grass clippings. No brush or branches are to be in paper bags. No plastic bags. They will not be picked up. Please pile your branches and brush at the curbside for pickup. Reminder, branches should be cut to no longer than 4 feet in length. Any questions please call Buildings and Grounds at 914-669-9606.

Boat Docks

Boat slip reservation applications are now available through the office or Jay Moore. There is no guarantee that you will receive the area that you requested. Mr. Moore will do his best. There will be the area by the Pavilion as well as three more. Per need, we might be able to install even more. Only one slip per house will be allowed until we see what availability is. Applications must be in the office by May 10th as that is when assignment process will begin. It is not first come first serve. Docks will be installed as weather permits.

Joken will be on Vail's property Monday, April 15 to landscape (seed) any of their assigned properties which were not done in the fall. They will also inspect all previously seeded lawns to re-do them if necessary. Shareholders who have issues about their property should contact Joken to be sure that they are not left out. A Vail's Grove punch list for sewer plant projects was completed April 9th and forwarded to Warren Lucas, Tony Hay, Ken Kohlbrenner and our office. Ken Kohlbrenner will be on the property Monday, April 15 to do a walk through and assign activities to the appropriate contractors for completion. The punch list was requested by Warren in order to meet completion deadlines for EFC monies at a favorable interest rate.

PUMP HOUSE/WATER TANK REPLACEMENT:

Ms. Waltzer reported the following:

A public hearing was held on April 18, 2013 to present the site plan for the new pump house and tanks. There were no public comments and the plan was approved.

On April 22, 2013, there will be a Town Planning Board meeting to grant a negative declaration for SEQRA. The Planning Board will also make their referral to the ARB (Architectural Review Board) for a meeting on April 24, 2013. These meetings are attended by Putnam Engineering, who represents our interests. They do not anticipate any "glitches". All paperwork and application fees have been completed and submitted.

The DOH has approved both steel and fiberglass tank selections. These alternatives will be presented in the bid package so that we get prices on both in order to make our tank selection. Putnam Engineering believes that we may be ready to go to bid on this project in June.

PUBLIC SAFETY:

Ralph Mattachierri attended the meeting to discuss security for the Grove beginning Memorial Day weekend. Ralph said that if and when he calls the police, they do not come here fast enough to deal with whatever the issue is. He will be working Friday and Saturday nights from 9 pm until 2 am. His phone number, where he could be reached when he is on duty is 914-720-3005. Residents are to call the police other times if there are any issues. This information will be placed in the Vail's Voice.

REAL ESTATE:

Mr. McGuinness made a motion to approve the application from Paul Wicha at 109 Vail's Lake Shore Drive for a deck. Ms. Waltzer seconded. Neighbors were informed and there are no issues. The size is 30 x 15 feet. All in favor. Motion approved.

INSURANCE:

Ms. McHale sent the following report: We are happy to report that Met Life has sent us an additional \$2350 for the damaged swing set. We initially received \$565. Thank you to Ms. Rubini for following up and Mr. Moore for shopping around for prices. Now, hopefully, we can buy a nice new piece of equipment that the children will love.

SUNSHINE:

Ms. Enos reported the following:

Longtime resident Carol DeFelice passed away on March 25. Our deepest sympathies go out to her family and friends. Our condolences also to Joan Gabel-Myers and family on the loss of her mother, Natalie Bernstein.

Condolences to Hugh Andrews and family on the loss of his mother.

Ms. Enos read a thank-you note from the North Salem Volunteer Ambulance Corp for our supporting their fundraising endeavors. Ms. Enos and Ms. Battreall thanked the Board for their attendance at the Gala.

Condolences to Ms. Battreall on the passing of her uncle.

TREE:

Mr. Norcross reported that a resident was concerned about a tree between his house and 109 Vail's Lake Shore Drive. He stated that the roots seemed to be damaged during Grinder pump installation. Mr. Norcross asked the office to notify Mr. Dress to contact Joken Development about the tree.

MEMBERSHIP:

Ms. Natiello made a motion to approve the rental application from Rosemary and Gary James for the rental of 1 Vail's Lake Shore Drive. Ms. Enos seconded. All in favor. Motion approved.

PAVILION RENTAL:

Mr. Cassidy made a motion to approve the rental application from James Murphy of Hilltop Lane for June 15th. Ms. Enos seconded. All in favor. Motion approved.

BOAT RAMP:

No Report

WWTP:

No Report

LONG RANGE PLANNING:

No report

OMBUDSMAN:

No report

LEGAL:

No Report

RECREATION:

The Egg Hunt was once again a huge success. The weather was beautiful. Many of the children and grandchildren of Vail's Grove found a lot of eggs. A Big Thank You to the Cassidy's for their hard work. The Vendor Fair was another fabulous successful evening thanks to Meghan Cassidy.

AESTHETICS:

Buildings & Grounds has begun the clean-up of Grove gardens. We will have a planting day in late May. Shareholders are encouraged to share their extra perennials, shrubs, trees, etc. with the Grove for relocation to our community gardens. Aesthetics will post information on activities at the mail box bulletin boards once dates are finalized for projects and workshops. This will also be in the Vail's Voice and Robo Calls.

PUMPHOUSE/PUBLIC HEALTH:

Mr. Waltzer sent the following: All is well at the Pump house. Ms. Heuschkel has agreed to begin to act as Principal Operator at a time she will find convenient. We will begin to tally the numbers for the AWQR when convenient for Mr. Waltzer and Ms. Battreall.

BEACH:

Mr. Cassidy reported the following: For the 2013 Beach season, we would like to increase water activity. With this said, we would like to purchase paddleboards, kayaks and life vests. A minimal fee of \$5 per hour for residents would be charged for the use of paddleboats and kayaks. We would ask legal and insurance to look into a release. Lifeguards would be responsible for the rental of equipment, fees associated and legal release. We believe that by the end of the season, the equipment would be paid off by the fees charged. All equipment will be marked "Property of Vails Grove". Mr. Cassidy made a motion to spend \$1990 to purchase these items. Ms. Mytych seconded. All in favor. Motion approved. Lifeguard applications and handbooks can be found on the Vails Grove web site. Applications are due by April 30th.

LEND A HAND:

No report

WELCOME:

No Report

Meeting adjourned at 9:25 pm