

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

**AUGUST 15, 2007**

**CALL TO ORDER:**

Chairperson Scott called the meeting to order at 7:40 pm.

**ATTENDANCE:**

Present: Sharon Scott, Tom Duffy, Ronnie Waltzer, Claudia McGuinness, Margaret Flannery, Ellen Mytych, Jim Andes, Mary Rubini, Bob Gregory, Fred Witte, Ray Harting, John Lee, Peggy Boyle.

**MINUTES:**

Ellen Mytych asked for her concerns with respect to the down payment issue to be re-inserted into the minutes. Claudia McGuinness made motion to accept minutes of July meeting with the changes. Ronnie Waltzer seconded. Tom Duffy, John Lee abstained. All others in favor.

**PUBLIC HEALTH/PUMPHOUSE:**

Jack Waltzer attended a seminar and reported on Water Testing. The State of New York is requiring a new Stage 2 testing at the source. We will be spending a little more money on testing. If we test at source before water gets chlorinated and we have high levels of coliform, we will need to install a system that requires UV, which would kill viruses and coliform before it gets into our tanks. The Federal Government requires additional quarterly testing, which will also add an additional expense. In addition, we now have a new requirement that anybody that does any work on our wells/pumps must be a licensed (by state and county) well operator. Water usage is up due to summer time watering, although Bob Peyton stated that Jay Moore has indicated there might be a water leak up at Monument/Locust. Jack will look into it. Jack feels that his budget will need to go up.

**TREASURERS REPORT/MAINTENANCE REPORT:**

Bob Peyton reported about the budget for the first 7 months. Coop is in strong financial health. We are waiting for reimbursement from PLEC for CARP payment.

Bob suggested that drainage work be done on White Oak, for which we received estimates for about \$6000. He also looked at drainage problem at 57/59 Vail's Lake Shore Drive. A lot of drainage has caused lawn erosion. We will install trench drain so the water goes into the lake. Approximately \$3600.00. There is also a problem with a small existing drain at 5 Vail's Lake Shore Drive. The work for the additional 3 drainage issues would be \$11,600, which would be a bit over budget. John Lee made a motion to accept Bob's proposal to address the drainage issues above, which includes all pipes and equipment. Tom Duffy seconded. Discussion followed. Vote was taken to spend additional money on drainage. All in favor. Bob Peyton will make sure all pipes are open. If we need to spend an additional 10%, that is also approved.

Paving contract is still being worked on. Maintenance wants to do paving annually on a rotating basis. Don Flood told Bob Peyton that he could start on August 27 and be completed by September 14. Presently, the main entrance, maintenance garage area, Terrace Drive, Bass Lane and Norton Circle, north of Gunnison catch basin, is scheduled to be blacktopped. The contract will not exceed \$50,000. There does appear to be concern about White Oak. Bob Peyton stated that there is money in the Capital Budget. Sharon Scott suggests that after we complete the drainage on White Oak, that we blacktop White Oak before the winter. In the maintenance budget, we have \$7248.00 left, of which \$1400 a month is for lawn care. Margaret Flannery read a letter from the residents of White Oak asking for this work to be done. John Lee made motion to allow maintenance department to pave White Oak after drainage is done. Tom Duffy seconds motion, and adds 10% to price of \$9555.00. Jim Andes, Margaret Flannery abstained. Motion passed.

The old dock was removed from beach. Part of the docks will be used for additional boats and the rest will go the garage. Fred Witte is interested in purchasing the leftover dock.

#### COMMENTS & CONCERNS OF STOCKHOLDERS:

1. James Collins reported that his mom is not feeling well and asked for all to say a prayer for her. James also reported that he is going away for two weeks and will not be at annual meeting.

2. Peggy Andes discussed the situation regarding the problems on Maple Lane. There are cars blocking the Andes driveway. These cars belong to the Huntington's. They have asked the Huntington's many times to stop parking there. The white car continually is parked there. Mrs. Andes presented a letter and photos regarding this. Mrs. Andes stated that over the past three years she has verbally asked the neighbors to stop parking there. Mrs. Andes stated that the situation is no longer happening daily or weekly, but nonetheless, still happening from time to time. In addition, Mrs. Andes complained about neighbor's sons trespassing on the Andes property, including throwing garbage in the yard. Despite this, it only stopped recently, due to neighbor placing garbage can. Mrs. Andes saw Tyler Costello hitting the Andes car with a Frisbee and stomping on their tree. The Andes wrote a letter to Kay Petroff but she never responded. The Andes state that when the boys play basketball, the trees on the Andes property are being trampled on. The Andes contend that they have approached the neighbors to no avail. Mrs. Andes wants the coop to fine Huntington for parking on the coop streets, which is against the Rules and Regulations. Ronnie Waltzer stated that we have a towing service on call to remove cars that are parked on Grove streets. Motion made by Margaret Flannery to send a warning letter regarding all issues to Huntington family that next time the parking issue occurs, a fine will be imposed and that a letter goes to Petroff and Huntington regarding behavior of children. John Lee seconds. Jim Andes abstains. Ray Harting and Ronnie vote no (believing that fines should be imposed now). All others in favor. Motion passed.
4. Mrs. Brooking sent a letter informing the Board that Mr. Paul Greenwood is running for Town Supervisor in North Salem, and that he is willing to work with us to make Peach Lake beautiful.
5. Margaret Flannery reported that Pegasus did not get final approval and suggested that we send a letter to Dept. of Trans. and Dept of Health with our reservations about their getting final approval. We want to know how they are going to direct runoff. Margaret will draft a letter. Fred said that the engineer states that the runoff will not be directed toward Route 121 but easterly to rear of property. But the rear of property runs into the brook that runs into Peach Canal. Fred will work with Margaret on preparing the letter.

COMMITTEE REPORTS:

Chairperson: No Report

President:

Thomas Duffy reported that in the Executive session, discussion was had about budget, election standards, and stockholders in arrears.

Secretary:

No report

Sunshine/Welcome:

A thank you note was received from Linda Van Scoy for the flowers sent to her mother, Alma Reynolds. Welcome baskets prepared by Donna Dyer for new Stockholders are being very well received.

WWTP/PLEC:

Peggy Boyle reports that the facility plan that was send to the Environmental Facilities Corp to support the cost for the sewer project went in on time. The map plan and report is also complete. The appraisal of the land is complete and Mr. Becker will be our legal representative on this. The Town of North Salem has passed a resolution to present an offer to purchase. Southeast had a working session and will have a formal session tomorrow night and will then present an offer to purchase. A motion was made by Peggy Boyle to enter into a binding option to sell the property based on Mr. Becker contingencies for \$245,000.00. \_\_\_\_\_seconded? Tom Duffy wants the entire parcel to be surrounded by trees so that it is not seen. Ronnie wants it to be said “completely obscured”. All in favor. Motion passed. Peach Lake Coalition will be planning a party to keep the positive momentum going, it is right before elections, so the local representatives will be invited, and to preserve the history of the lake and to honor the past, present and future of the lake. Saturday, September 29<sup>th</sup> is the date. The names that are presented to honor are Bob Becker, Bob Gregory, Millie Martin and Fred Witte. Ray Harting made motion to approve using Pavilion for party. \_\_\_\_\_seconded? All in favor, motion passed. John Lee made motion to allocate \$2000 for this party. \_\_\_\_\_seconded? Motion passed.

Beach:

Claudia McGuinness stated that Lake Tonetta has been closed due to high bacteria levels and she called the Department of Health to find out about our lake. The Board stated that the Lake is an issue for us to test and if there were to be any problems with high bacteria levels, the Board would close the lake to swimming. Jack Waltzer will have our testing agency perform tests on the lake to ensure it is safe to swim. Claudia stated that a brunch would be held at the beach on Sunday, on August 19 and a cocktail party on Friday, August 24<sup>th</sup>.

Membership:

Ronnie Waltzer made a motion to approve membership sale to Grigione/Sarno from Sheehy at 25 Orchard Drive. \_\_\_\_\_seconded? Motion passed. All voted yes except Mary Rubini, who abstained.

Sharon Scott made motion to approve re-finance for Mike Walsh. The amount is not above 80%. Appraisal is received. Member is in good standing. John Lee seconded. Motion passed.

Real Estate:

No report

Recreation/Concession:

Concession has been open. No other report.

Community/Social:

Nothing planned.

Pavilion:

Jim will do research this month on the cost of moving the piano that was offered to us for the Pavilion by Mr. and Mrs. Sheridan.

Legal:

No report

Insurance:

Bob Gregory reported that we settled a claim for the girl who cut her foot at the beach. Mr. Gregory announced that Ellen Mytych would be assisting on Insurance- Employee Benefits.

Community Liaison:

Bob Gregory stated that we are constantly in touch with the towns and counties about the interests of the Grove. Mr. Gregory thanked Margaret for her hard work on this committee. Peggy Boyle asked for list of candidates so she can send invitations out for the September 29<sup>th</sup> party.

Sharon gave Mrs. Catherine Dwyer the floor to speak. Mrs. Dwyer stated that there is a safety issue with the trees by her house. She lives at 6 Bass Lane. Maintenance will address the issue.

Victoria Desidero, co-chair of Aesthetics, stated that we completed the plans that we set out to do this spring/summer. She asked for help with the watering, especially at Koestlers Garden. She requested that the lifeguards do the watering at that garden. Claudia will speak to the lifeguards to do Koestlers Garden and around the pavilion.

Public Safety:

Margaret handed in the guidelines for the next Public Safety chairperson to use.

Tom Duffy asked the Board to thank John Lee, who served 16 years on the Board. Margaret Flannery, Claudia McGuinness and Sharon Scott were also thanked for their service.

Ray Harting made motion to adjourn meeting. John Lee seconded. Meeting adjourned at \_\_\_\_\_?