

VAILS GROVE COOPERATIVE, INC.
BOARD of DIRECTOR'S MEETING

August 20, 2008

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:07 pm and asked all present to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Victoria Desidero made motion to accept the minutes from July 16, 2008 meeting. Mary Rubini seconded. Tom Duffy and Peggy Boyle abstained. All others in favor. Motion passed.

WWTP:

Peggy Boyle reported about good press that was in the newspapers on August 11, regarding the Sewer Districts being formed. The archeological study has been completed and Peggy asked that this document be part of the record for all to see. Some artifacts were found and they will be donated to the Southeast Museum. This was a study of Vail's Grove as part of the formation of the districts. We will place report on our Website. Bids for the work on WWTP will be going out for work to be started in 2009. We have gotten great feedback on the low-interest loan. Peggy has been in touch with a company regarding weeds in the lake and is checking to see if we can work on this situation in the fall. We should know by the beginning of September about the low-income loan. Both sewer districts are formed.

PUBLIC SAFETY:

Ralph Matachierri reported as Security Officer of Vail's Grove this year. He has been working Friday and Saturday nights from 9 pm until 1 am and Sunday nights 9 pm until 12 am. Mr. Matachierri hands an incident report in to the office each week. There was discussion about expanding the hours perhaps an hour or two on the weekend nights. Mr. Matachierri does have some license plate information in his files for possible future use. Mary Rubini made a motion to change the security hours on Friday and Saturday from 10 pm until 3 am and Sundays from 10 pm until 1 am.

Tom Duffy seconded. All in favor. Motion passed.

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer turned her report over to Victoria Desidero, Chair of the Boat Ramp and Boat Storage Area Committee. Ms. Desidero read an overview about the goals of the committee, which also has Bob Gregory and Jay Couillard as members. The committee was asked to create a process for use of the storage facility and boat ramp. The concerns include the prevention of unauthorized use of these areas, to limit the Grove from liability, to protect the Groves residents property, to protect the lake, and to develop an easily usable process. The recommendations are, and this is a motion made by Victoria Desidero, that the following become part of the Rules and Regulations: that there be three dates in spring and fall, when people can plan to bring their boats in and out of the storage area and lake. Any other request by a shareholder would be made by appointment through the office. There would be a fee for that of \$25. All vehicles in the lake and storage must be registered in the office. A sticker must be displayed on the boats and trailers. The only authorized personnel who would have keys would be Cindy Battreal, Office Manager, Jay Moore, Maintenance, a Board member and an addition "emergency" Board member. An advisory committee would be formed, initially chaired by Ms. Desidero, and then taken over by another member, to see how this process is working.

Bob Gregory seconded the motion.

Ms. Waltzer asked for remarks from Shareholders in the audience.

Jim Cull suggests forming the advisory committee immediately and have that committee pull these recommendations back because they are not fair and equitable to shareholders. Dave Bruen agrees with the intent of the committee regarding boats going in and out of the lake. This new policy is too limiting and feels that shareholders should have access whenever they want and that everyone in the Grove should have a key to the Boat Ramp. Ms. Waltzer stated that we have had various stockholders volunteer over the past few weekends and it seemed to work well. Mr. Bruen said that you just never know when you need a key and access to the lake. Mr. Cull said that if someone has to leave the Grove for a while, how would someone get access to the lake. Mr. Bruen suggests a lockbox situation like realtors use. It could be attached to the boat ramp gate and can change the combination every few months. Ms. Desidero said that that would be the same as giving everyone in the Grove a key to the Boat Ramp. Mr. Bruen also said that we need to post a sign stating that this is a private lake and that people will be heavily fined if this process is misused. Bruce Blackwell stated that everyone at Pietsches has a key to their boat ramp and he thinks everyone should have key here at Vail's Grove. People should have unlimited access as boat owners and stockholders. This is too restrictive. Mr. Blackwell also wants access to the North End if he has vehicles there. He thinks we all need to be responsible adults. Victoria Desidero stated that the other communities are also discussing their boat ramp issues and are also addressing this issue and the zebra mussel issues. Ms. Waltzer stated that one of the problems is that people are basing their comments on personal entitlement. The North End needs control of access so that we can protect our wetlands. Liability and theft issues occur when gates are left open. People are leaving the gates open and then people are using the north end as a dumping ground. People are leaving boats there and we do not know whose boats they are. Boat ramp safety, at night, there are a lot of party boats and jet skis and drinking on the lake. If your boat is on the lake and kids are drinking, you are liable. If something happens on a pontoon boat Vail's Grove and other communities can be held liable in a legal issue if the boat ramps are not locked and secure.

Stockholders responded that these should be two separate issues. The North End and the boat ramp should be dealt with separately.

John O'Loughlin stated that these new rules would destroy a certain amount of spontaneity regarding taking a boat out to put on another lake for the day. He asked if it means that you will pay \$25 to take your boat out and then \$25 to put it back in and you have to make two appointments.

Tom Duffy also feels that it is shame to have to limit access to the boat ramp due to the irresponsibility of some. Mr. Waltzer also feels that this should be two separate issues. As Building and Grounds Chair, he would like a different lock on the North End and wants very limited access at the North End.

Ms. Desidero re-stated the motion. Ronnie Waltzer votes against the motion. Mary Rubini and Fred Witte abstained. All others in favor. Motion passed. Mary Rubini stated that she is abstaining because she thinks this should be two issues. The storage that we provide is a privilege, not a right. Boat access is a right of the stockholders. Fred Witte is abstaining because he thinks there are too many loose ends and it is restrictive.

Ms. Waltzer encourages the stockholders to join the committee and come to the next meeting to work on this process.

We will start with this policy and see how it goes.

Ken Sullivan stated that he does not think he should have to pay to put his boat in and take it out this coming weekend. He was told he would not have to pay. Ms. Waltzer asked to move on to the next report.

PRESIDENT:

Tom Duffy reported that in the Executive Session we discussed: Tom Duffy made a motion to refer the following to Legal for various issues:

Four stockholders will be sent to legal for collection letters to be sent. One stockholder will get an improper use fee assessed to their account for their dog being let loose many times. One stockholder will get an improper use fee for dumping garbage on the premises. One stockholder will get a two week warning letter to have a dumpster removed from her property, or an improper use fee will be assessed. Mary Rubini seconded. Motion is passed. All in favor.

SECRETARY:

Victoria Desidero reported that the office would be closed next week. Phone messages will be checked each day. The packets are out for the Annual Meeting. We will send out a phone message telling people who will have the key for the next two weekends and we will also post on the front bulletin board. Ms. Desidero also reported that work on the new phone directory would begin in September with deadlines in October. Mary Rubini suggested that the new directory also include shareholders e-mail addresses if they are interested.

TREASURERS: No report, but the first six months financial reports were distributed to the Board.

REAL ESTATE: No Report

MEMBERSHIP:

Mary Rubini made motion to accept the renewal of the rental lease at 83 Vail's Lake Shore Drive by Karen Bruen to the same tenants. Tom Duffy seconds. All in favor. Motion passed pursuant to receiving septic report.

Mary Rubini made motion to renew rental from Pierce to Barclay at 35 Orchard Road. Septic is in order from last year. Victoria Desidero seconded. All in favor. Motion passed.

BUILDINGS & GROUNDS:

Jack Waltzer reported that Jay Moore would be attending a water treatment seminar on Friday. We have two major water leaks, which have been very expensive. We are also discussing the possibility to put a low wall at the beach to help with sand erosion. This wall would hold the sand back and keep it from washing away. We are diminishing the depth of the lake if the sand keeps going in to the lake.

NYSEG has not been very responsive in repairing street light outages.

Jack Waltzer reported that he would not be able to stay in budget, due to a number of unexpected repairs and expenses.

Dave Bruen asked where the hydrant is at the North End. Jack said it is just past near 103 Vail's Lake Shore Drive.

New Vail's Grove signs are up and Ramp 1 sign has already been vandalized.

PUMPHOUSE:

Jack Waltzer reported that the pump house is running fine. We have had more expensive water testing this year as required. The lake was checked once a month during beach season and all levels are within acceptable levels. There will be a class at Westchester Community College for Class D certificate, which qualifies you to be a water operator. We do have four volunteers so far. The Grove will pay for the class, books and mileage.

Ronnie Waltzer allowed Jim Sheridan to speak as his name was on the list and we did not address him. Jim said that the direction sites on the Internet do not name the various ramp names and Becker's Way. Victoria Desidero said she would attempt to have this changed.

SUNSHINE:

Cindy read thank-you notes.

AESTHETICS:

No Report

BEACH:

Rob Norcross spoke about the Pig Roast that will be held on September 6th at the Beach or in the Pavilion if the weather is not good. The fee is \$20 per adult and \$5 per child. Deadline for sign-up is August 22nd.

PAVILION:

Jim Andes made a motion to accept application for rental of Pavilion on September 20th by Ed McCarthy. Victoria Desidero seconded. All in favor. Motion passed.

COMMUNITY/SOCIAL:

~~No report~~ Fred Witte reported that events are being planned.

RECREATION:

Nothing planned yet for Fall season.

INSURANCE:

Bob Gregory stated that our insurance is all in place and we are covered if there happens to be an accident on the lake.

COMMUNITY LIASON:

Mr. Gregory reported that committee operates on demand. We try to have presence at the Town Board meetings.

OMBUDSMAN:

Ellen Mytych asked for the office to send a letter to stockholder who has a dumpster in her driveway giving her two weeks to have removed.

Ronnie Waltzer said that the Garden Tour was very nice, although not very well attended. We have not been successful in getting volunteers to water some of our garden areas.

Tom Duffy made a motion to adjourn the meeting. Fred Witte seconded.

Meeting adjourned at 9:30 pm.