

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

December 18, 2014

TAPE OF THIS MEETING LOST

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:02 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Mr. Cassidy took attendance: Present: Mr. Ryan, Mr. Andrews, Mr. Cassidy, Mr. Duffy, Mr. Janecek, Mr. McGuinness, Ms. Myers, Ms. Natiello, Mr. Norcross, Mr. O'Toole, Ms. Rubini and Ms. Waltzer. Absent: Ms. McHale.

ACCEPTANCE OF MINUTES:

Ms. Waltzer made a motion to accept the minutes of the November 2014 meeting. Mr. Cassidy seconded. Ms. Myers and Mr. Norcross abstained. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. Mr. Jack Waltzer wished the Board a Merry Christmas. He wanted to address the issue of the sand/salt that the Town of Southeast has refused to sell us any longer. He stated that Vail's Grove pays for the sand/salt in taxes and he feels that the Board should take action and perhaps sue the Town.
2. As Treasurer of PLEC, Mr. Waltzer is requesting that each community around the lake should make a donation of \$2 per house to help with the cost of testing the lake water and for membership in the NYS Lake Association. He stated that PLEC is a 501C so the donation would be tax-deductible.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

1. The Board reviewed the information and letter sent in by a stockholder in reference to solicitations for insurance for Water Line Repairs. The Board does not approve or disapprove. It was stated that the cost for this time of repair would usually be \$3000 or less, and they are offering coverage for \$6000.

COMMITTEE REPORTS

CHAIRPERSON:

Mr. Ryan wished everyone Merry Christmas, Happy Hanakauh and Happy New Year.

VICE-CHAIRPERSON:

No report

VICE-PRESIDENT:

No report

TREASURER:

Mr. O'Toole made a motion to approve the 2015 budget as submitted. Ms. Waltzer seconded. All in favor. Motion approved.

ETHICS:

No report

FINANCE:

No Report

SECRETARY:

Mr. Cassidy read his report:

Vail's Voice submissions should all be in by now. If not, please get them to Carol Harting by tomorrow. The Directory is completed and will go out at start of January with invoices, tax info, budget and letter from Chairman of the Board. Advertisers paid \$720.00 for ads in the Directory and it cost \$537.00 to print, and the rest helps defray the January mailing costs. The Office will be closed between Christmas and New Year's.

BUILDINGS & GROUNDS:

Mr. Moore read the following:

Norton Circle was blacktopped by KECT Construction. The water run-off issue at 67 Vails Lake Shore Drive was addressed and we look for positive results. Please use Ramp 1 during snow and ice events. Please report to the office any street lights that are out.

It was reported that the light at 89 VLSD and one on White Oak are out.

Mr. Duffy stated that the Becker's Way sign on 121 is gone.

Mr. Ryan asked if the items in the leaf bags are getting any better since we have been informing residents what not to put in the bags. Mr. Moore said all was fine in regard to the bags.

Ms. Waltzer than discussed the issue of the Town of Southeast Highway Department not selling us sand/salt any longer. Ms. Waltzer read the letter from the Town.

Dear Ms. Waltzer:

With regard to your letter concerning the town's reasons for no longer providing salt and/or sand mix for your roadways, the following are some of the reasons why this practice has discontinued.

Yours was the only community that received this service. Continuation of this practice could result in a landslide of communities who request similar services.

The presence of private individuals or contractors in or around our "salt-barn" during a snow or ice event constitutes a clear and avoidable danger and liability and visibility can be compromised from storms, nighttime, etc.

Also, the very large "wheel-loader" we use to load trucks is too large to properly load trucks of a contractor size.

As you stated, your association has always paid for the materials in the past, so therefore there should be little difference in cost involved in purchasing elsewhere.

I hope this answers your concerns. Thank you for your understanding in this matter.

Sincerely,

Michael E. Bruen

Highway Superintendent

Ms. Walter then stated that she called the Tax Assessors office. A few years back, Ms. Mytych and Mr. Peter Rossi, our independent auditor/account, said we are probably billed at a lower tax rate and the Assessor told Ms. Waltzer there are only two types of tax rates – homestead and non-homestead, so, in actuality, the Cooperative is paying the same taxes. The town was not able to answer the question about "snow removal". Ms. Waltzer reported that Mr. Waltzer wrote a draft of a letter to the Town of Southeast board – asking for a reduction of taxes. Mr. Janecek stated that a tax issue would take a long time. He said that the Town only uses the sand/salt on town roads. Mr. Duffy stated that he thought we got the sand/salt for free. He also said he thinks there should be a reasonable accommodation for not giving us the sand/salt.

It was decided that a committee would be formed to deal with the taxes.

Ms. Waltzer then read the letter that Mr. Waltzer drafted and she suggests that we send to the Town.

Dear Sirs/Madams:

Attached please find the negative response letter of Mr. Michael Bruen to our request that Vail's Grove Cooperative be allowed to continue purchase of sand/salt from the town in order to keep our (hilly) roads and ramps safe for our residents during snow and ice conditions. Up until this winter, such purchases were made regularly by us; and the spreading was then done by our own contractor. This, in spite of the fact that many residents felt that paying for the salt/sand in addition to our paying of town taxes was patently unfair.

Presently, 150 of our 173 dwellings are within the Town of Southeast, as well as a large percentage of our common taxed property. We believe we are entitled to a share of the salt/sand which our taxes have already paid for. We agree that the transportation and spreading of the same should remain a Coop responsibility.

By this letter, the voting, and taxed residents of Vail's Grove Cooperative request you, as elected officials to over-ride Mr. Bruin's decision and allow us to receive the salt/sand necessary to ensure our safety when the weather requires the spreading of the same.

Sincerely,

Dennis Ryan

Chairman – Vails Grove Board of Directors

Mr. Duffy made a motion to send the letter. Mr. Andrews seconded. All in favor. Motion approved.

The tax committee will be Tom Duffy, Jack Waltzer and David Janecek.

Mr. Duffy made a motion for Ms. Waltzer to contact Bergendorff-Collins to give us the difference of allocated common land and shareholder land. Ms. Rubini seconded. All in favor. Motion approved.

REAL ESTATE:

No report

INSURANCE:

No report

SUNSHINE:

No Report

MEMBERSHIP:

Mr. Andrews made a motion to approve the membership application from Henry and Tanja Myers for the purchase of 15 Orchard Road. Ms. Waltzer seconded. Ms. Myers and Ms. Rubini abstained. All others in favor. Motion approved.

BOATS RAMP/NORTH END STORAGE:

No Report

PAVILION:

Mr. Cassidy made a motion to approve the rental application from John Huntington for January 10th. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve the rental application for the small room from Julie Salerno for January 24. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve the rental application from a non-resident, Mr. J. Colello for January 17th. Ms. Myers seconded. All in favor. Motion approved.

RULES & REGULATIONS:

No report

LONG RANGE PLANNING:

No report

OMBUDSMAN:

Ms. Myers reported:

This year I was able to resolve many issues that have been festering between neighbors for a long time. I applaud all of you who worked side by side with me to rectify each situation. It is not easy to compromise and it is certainly not easy to come to an agreement that may not have been totally what you had hoped for, especially if you and your neighbor have been butting heads for some time.

As a result of these situations, I have had the pleasure of getting to know some stockholders who I hadn't known before and that was a welcome, unexpected gift.

It has been my pleasure to serve on the Board as Ombudsman this year. I wish you all the happiest of holidays along with great health for the upcoming New Year!

PLEC:

See attached

There was also discussion about possibly meeting with Tony Hay and Warren Lucas in January or February to discuss some issues.

Ms. Waltzer made a motion to have the Coop donate \$2 per house to PLEC. Ms. Myers seconded. All in favor. Motion approved.

LEGAL:

No Report

AESTHETICS:

No Report

RECREATION:

Mr. Cassidy read the following:

Thank you to everyone who came to our November events. The Thanksgiving Throwdown was incredible. The dishes seem to get tastier each year. Our winners went home with some fabulous prizes. This is a “Not to Miss” event!

It is hard to believe that this was our 4th Annual Ladies Night Out. What a great night shopping with friends and neighbors. A special thank you to our own Cindy Battreall, who with her daughter Jessica, was a HUGE help in the nights events – especially the raffle.

The Christmas party is Saturday, December 20th at 5 pm. Join your friends and neighbors for cookie decorating and ornament crafts. Welcome Santa and eat and dance the night away. \$12 per adult \$8 per child 3 and over. Please bring a wrapped, labelled gift for Santa to give your child.

SAVE THE DATE; Saturday, February 28 at 7 pm – Vail’s Grove. St. Patrick’s Day Party. Join us as we welcome the McLean Avenue Band. Tickets are \$35 per person or \$250 for a table of 8. Corned Beef Dinner will be served.

David Janecek thanked Ms. Battreall and Mr. Cassidy for sending out the flyer for the New Year’s Eve party.

BEACH:

No report

PUMP HOUSE/WATER TANK REPLACEMENT:

Ms. Waltzer reported the following:

The DOH made the final inspection at the Pump House and although we passed, there are a few items left to complete. The contractor must apply the insulation to the inside walls; some grading of the property must be completed; and an in-service to update shareholders who have volunteered to check the Pump House's new equipment is to be scheduled. We will make our final payment when all is complete.

Meeting adjourned at 8:43 pm.