

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

February 21, 2012

CALL TO ORDER:

Ms. Waltzer 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. Desidero, Mr. Duffy, Ms. Enos, Mr. McGuinness, Ms. McHale, Ms. Myers, Ms. Mytych, Ms. Rubini, Mr. Ryan, Ms. Waltzer. Absent: Mr. Norcross and Mr. Witte.

ACCEPTANCE OF MINUTES:

The Minutes of the January 2012 meeting have not been completed. They will be accepted at next month's meeting.

COMMENTS & CONCERNS OF STOCKHOLDERS:

No

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

No

COMMITTEE REPORTS

CHAIRPERSON:

Ms. Waltzer reported about the progress regarding the pump house. We had met with Paul Lynch from Putnam Engineering over a month ago and had asked him to begin the architectural drawings for a new pump house building. This was approved by the executive committee because it became clear that the pump house and tanks were not in good condition. This is an important part of the Vail's Grove infrastructure. Ms. Waltzer spoke with Paul Lynch again today and he had stated that they started the plans and they will be ready by the end of February. The next step is that Mr. Lynch will go to the ARB in time for the March meeting and try to get those approved. After that, we will need to get site plan approval which will be an additional fee and the Town Engineer will need to review plans. After that, Putnam Engineer will prepare bid packages. This is what we paid Putnam Engineering to do. Mr. Lynch had indicated that we could send these bid packages out ourselves and Putnam Engineering also has people who they can refer us to. We can charge for people to pick up bid packages. Putnam Engineering will oversee the bid process and oversee the construction phase. This includes making spot inspections, oversee tank installation, plumbing. The pump house could be put in the original site they had proposed which is behind the existing pump house. The tanks can also be put back there. Ms. Waltzer stated that Ms. Mytych will be investigating financing options. She will look at financing through banks, using money from our capital funds or an assessment or a combination of all three options. Ms. Waltzer stated

that the fee of \$7100 would be for Putnam Engineering to go for site plan approval. Mr. Duffy made a motion to use Putnam Engineering to submit plans to the Planning Board and to ask for site plan review and then to the ARB, and to approve the spending of whatever it costs for all necessary permit process costs. Ms. Desidero seconded. Ms. Desidero asked if the \$7100 was Mr. Lynch's' fee or does that included Town fees. The \$7100 is just the fee for Putnam Engineering. Ms. Desidero said the application fees, money on escrow for the Town Engineers, should be \$4000 – \$8000. This money goes into escrow for the Town to use. So far, we have paid \$11,000 to Putnam Engineering and then \$5100 was approved for the plans for the new building. This will come out of Capital Funds per Ms. Mytych. Ms. Desidero stated that the fees for DEP, DEC will all be part of this process. Vote was taken. All in favor. Motion approved.

Ms. Waltzer then discussed that the Department of Health had given out new guidelines and that we cannot use the proposed area for the leaves. Arben is still responsible for what they need to clean, including clearing of piles and fixing the road to the storage area. The leaf area cannot be less than 100 feet from the wells and 50 feet from the wetlands. Mr. Davies had suggested that we can continue using the Palmer Road area for leaf disposal. We may purchase a chipper to consolidate the other debris and that an area on the ball field could be used. Mr. Davies stated that we should try to keep the ball field as best as we can. He said that 50 feet away from the wetlands will be the chipped material and then we can provide the residents of the Grove with chips for their gardens and this would be a small pile – about 2-3 feet high.

Ms. Waltzer then discussed the Pool Water Trucks that have been using Vail's Lake Shore Drive to bring water to the WWTP for their testing. They were re-routed onto Vail's Lake Shore Drive because they cannot make the turn onto Maple. Now, we have hundreds of tons driving over our new roads and over our new water lines. Ms. Waltzer asked for Ms. Rubini to address this issue as soon as possible. Ms. Desidero asked why the construction road did not stay open for this use. These trucks are bringing in the water for the "clean water testing". Mr. Duffy stated that although it is not good, this is inevitable and we have to get the job done. There was discussion about the weight of the trucks on our roads. Ms. Desidero made a motion to send a letter about our concern regarding the size of the trucks and that we want them to use smaller trucks. Mr. Ryan seconded. All in favor. Motion approved.

Ms. Waltzer then reported that GHD has brought the Grinder Pump Bid Books into the office and asked us to remind Stockholders that if they wanted any changes to the locations of their grinder pumps, they need to inform GHD by March 31. This information will be on the Vail's Grove website as well as a Robo-call being sent out, informing people that they can come into the office to look at their locations again.

Mr. Duffy will find out the size of the sewer trucks that will be using Maple Lane once the WWTP is in service.

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

TREASURER:

Ms. Mytych made a motion to send five Stockholders to Legal for collection due to being two quarters in arrears. Ms. Desidero seconded. Ms. Rubini abstained. All others in favor. Motion approved.

ETHICS:

No report

SECRETARY:

No report

SUNSHINE:

Ms. Enos reported the following: Mr. John Treiling had a procedure and is doing fine; Mr. Joe Visbal is having knee replacement; and Kellie Waltz had a baby boy.

REAL ESTATE:

Mr. Duffy made a motion to approve an application from Mr. and Mrs. Weber for the installation of a shed. Ms. Enos seconded. All in favor. Motion approved.

BUILDINGS & GROUNDS:

Mr. Davies pointed out the floor in the small room to show the Board how nice it looks, as Jay Moore stripped them and re-waxed them. The large room will be completed next. Mr. Davies suggested that we purchase a buffer and also suggests that we purchase a wireless system to tape the Board meetings. The Maintenance garages will be cleaned out and tools and other items that the Grove does not use will be offered to the stockholders or will be disposed of. We will keep some bicycles that are in good working condition for people to be able to use. Mr. Davies reported that he responded to a water issue in the Sowa's backyard, as well as a letter to Mr. Dress about the water issue from the Costello house. Mr. Duffy made a motion to fine the Costellos as this water issue was not remedied by the date given. Ms. Desidero seconded. All in favor. Motion approved. Mr. Davies reported that Jay Moore trimmed the branches on a tree at 117 Vail's Lake Shore Drive that were interfering with cable wires. Mr. Davies then discussed the manholes and the water that is still sitting in them. He stated that Jay Moore drained one of the manholes, covered it with plastic and there is now 4 feet of water in the manhole. The GHD engineer told Mr. Davies that there should not be any water in the manholes. Mr. Davies said that every manhole has water in it and he feels that the seals were not put in correctly. Mr. Duffy stated that he will speak to Warren Lucas and have GHD put something in writing that once the plant is fully running, the warranty is good for a full year. Mark Viera from Landscape Unlimited had stated that the wrong manhole covers were ordered.

Mr. Davies said that at the North End, a pipe had to be replaced at the pump house, which he feels was broken by Landscape Unlimited when they used it for a staging area. Mr. Duffy will speak to Ken Kohlbrenner about this issue.

Mr. Davies then reported that a road was cut in down near Norton's Circle and it was found out that this was done by the Pool Water Company so that they had a place to turn their trucks around.

INSURANCE:

No report

TREE:

No report

MEMBERSHIP:

Mr. Ryan made a motion to approve the Membership Application from Maureen Vincent and Peter Vincent Jr. to purchase 11 Locust Road, Ms. Desidero seconded. All in favor. Motion approved.

BOAT RAMP:

No Report

WWTP:

Mr. Duffy reported that the bid for the grinder pump installation is going out. Accepted bid will be decided by early March. Pump installation will begin in May. The Grinder pump will be installed and delivered in the same day.

PAVILION MAINTENANCE:

No Report

PAVILION RENTALS:

Mr. Ryan made a motion to approve rental application from John Kucmierowski for the small room on May 5th. Mr. Cassidy seconded it. All in favor. Motion approved.

Mr. Ryan made a motion to accept an application from the Emerald Society, being sponsored by Rob Norcross for use of the large room on March 24th. Mr. Cassidy seconded. All in favor. Motion approved.

Mr. Ryan made a motion to accept application for March 19 for the large room by John and Margaret Romanello. Mr. Cassidy seconded. All in favor. Motion approved.

Mr. Ryan made a motion to approve application from Mary Rubini for March 18. Mr. Cassidy seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

In the interest of full disclosure, Ms. Desidero reported that she received a phone call from Putnam Engineering asking if there was any problem that she is on the Vail's Grove Board of Directors and she is also the Administrative Assistant to the Town of Southeast Planning Board. Ms. Waltzer inquired as to who asked her that. Ms. Desidero stated that she was told that someone from Vail's Grove asked the question. Ms. Desidero said that Putnam Engineering is getting ready to submit site plan amendment on behalf of Vail's Grove and that she asked the Planning Board Chairman who asked the Town Attorney Will Stephens and he said there is no issue whatsoever in Ms. Desidero having those two roles. Ms. Desidero wants to state that according to the conflict of interest policy of Vail's Grove, if you are in doubt of something, you should report it, so she is reporting that there is no conflict of interest. Ms. Waltzer stated that neither she nor anyone that she knows of asked the question. Ms. Desidero stated that someone asked the question as Paul Lynch knows there is not a conflict of interest. Mr. Duffy asked Ms. Desidero what her position is and she stated that she is the Secretary to the Planning Board and that she had stated that all applications are without prejudice.

Ms. Desidero stated that there was no Long Range Planning meeting since the last meeting because at the last Board meeting she provided everybody with a list of what the LRP items are and a meeting was not necessary.

OMBUDSMAN:

Ms. Desidero stated that she feels that Mr. Couillard has cleaned up his yard and that we should not be fining him. She also requests that if people in the Grove who want her to address things as Ombudsman need to put their concerns in writing. Ms. Battreall suggested that not only is it in writing, but it should come to the office first and then it would be forwarded to Ms. Desidero.

Ms. Desidero asked for a letter to be sent to Mr. Couillard stating that he has fulfilled his requirements.

LEGAL:

Ms. Rubini stated that our present Proprietary Lease has an expiration date of 2040, which is less than 30 years from now and she will investigate on when and for how long to extend it. Mr. Duffy asked if she will bring the information back to the next meeting and also asked that we get into a rolling time when we continually extend the Lease expiration date.

RECREATION:

Ms. Rubini reported that there was a Valentine's Party and everyone had a good time. We received a thank you note from the Croton Falls Fire Department for our donation to them for supplying a fire truck to bring Santa to the Vail's Grove Christmas party.

AESTHETICS:

Ms. Waltzer stated that there will be a Master Gardeners workshop in the Pavilion on April 14th, from 9 – 12.

PUMPHOUSE/PUBLIC HEALTH:

No report

PUBLIC LIASION:

No report

PUBLIC SAFETY:

No report

LEND A HAND:

The committee is ready, willing and able to help out anyone who needs some help. Call Kathleen Heuschkel or the Office.

WELCOME:

Ms. Battreal reported that the welcome baskets made by Ellen Ward are beautiful and so enjoyed by the new owners who we receive them.

BEACH:

Mr. Cassidy stated that Lifeguard Application and Handbook are on the Vail's Grove website.

Meeting adjourned at 9:40 pm.