

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

FEBRUARY 18, 2009

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:06 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Assistant Secretary Cindy Battreall took attendance in Victoria Desidero's absence. Present: Ronnie Waltzer, Tom Duffy, Mary Rubini, Ellen Mytych, Fred Witte, Joan Myers, Sue Enos, Frank Cassidy, Rob Norcross, Jim Andes. Absent: Victoria Desidero, Sharon Scott.

ACCEPTANCE OF MINUTES:

Joan Myers made a motion to accept the minutes from the January 2009 meeting. Mary Rubini seconded. Fred Witte abstained. All others in favor. Motion passed.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

1. Margaret Flannery asked to speak, as she will need to leave prior to end of meeting. Lend-a-Hand Committee Report: There will be a Fundraiser for Ryan Bierce at the Pavilion on March 14th run by Ray and Sue Buzzetto. There is no report for Community Liaison Committee.
2. James Collins stated that it is good to be back, as he has not been at a meeting for a while. He also reported that his mother and aunt are in Spain and they send regards to everyone.

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer discussed the sign" rule", as a full Rule and Regulation meeting could not be held due to lack of attendance. Ms. Waltzer reported that we have come up with an alternative way for shareholders to advertise their properties. Rob Norcross made a motion to have a Real Estate bulletin board installed for the sole use of For Rent or For Sale signs. This would be in place of signs being placed on individual properties. Location to be determined. Tom Duffy seconded. Individuals will still be able to display window signs in their homes. Signs will be allowed in yard for now, until this bulletin board is installed. Jim Andes abstained, Mary Rubini voted against. All others in favor. Motion passed. Ms. Waltzer thanked the Board for coming up with this fair and reasonable solution to the sign issue.

VICE-CHAIRPERSON:

Tom Duffy reported that in the Executive Session, the Board discussed a stockholders tax lien issue and the possibility of changing Auditors for next year. Mr. Duffy thanked Rob Norcross for the idea about the Real Estate Bulletin Board.

SECRETARY:

In Victoria Desidero's absence, Assistant Secretary Cindy Battreal reported that the new By-Laws are on the Vail's Grove Web Site. When the new Rules and Regulations are finalized, those will be sent out to the Stockholders for review. Ms. Battreal is interested in organizing a Blood Drive for Vail's Grove. Sue Enos made a motion to approve organizing a Blood Drive at the Vail's Grove Pavilion. Rob Norcross seconded. Cindy will ask the Red Cross if this could be in honor of Ryan Bierce. All in favor. Motion passed.

TREASURER:

Ellen Mytych reported that there are presently three stockholders who are two quarters in arrears. Ellen made a motion to send these accounts to legal for collection proceedings. Sue Enos seconded. Jim Andes, Rob Norcross, Ellen Mytych, Fred Witte, Frank Cassidy, Sue Enos, Tom Duffy in favor. Mary Rubini and Joan Myers abstained. Motion passed.

AESTHETICS:

No report

BOAT RAMP/NORTH END STORAGE:

No Report

BUILDINGS & GROUNDS:

Jack Waltzer reported that the ladies room in the Pavilion has been painted. A major drainage issue at 67/69 Fire Road is being fixed. This winter has been very hard on our blacktop. When the sewer project is done, we will be the first of the communities to get a final paving job done. Jack would like the Long Range Planning Committee to visit the water pipe issue from Ramp 2 south. Tom Duffy and Jack discussed doing trenching, laying lines for pipe work prior to Stearns & Wheler doing the sewer lines. Tom Duffy volunteered to work on this with Jack. Jack felt that the Treasurer would need to look into spending some of the money received from the sale of the land at the North End, and to possibly using some of that money for the new water pipe. We would need a contractor to do the trenching and a contractor to lay the new water pipes. Lawn Contract bids will be going out soon. The transmission on the Grove truck needed to be replaced a few weeks ago. The cost was approximately \$3500.

PUMPHOUSE:

Jack Waltzer reported that everything at the Pump house is fine.

REAL ESTATE:

Joan Myers made a motion to approve the application from Ken Sullivan at 37 Vail's Lake Shore Drive. The \$350 fee has been received. Mr. Sullivan would like to build a second story onto his existing house. A porch will also be connected to the deck and a stairway will be added which means a portion of the roof will be raised. The Board was concerned that Mr. Sullivan be sure to post the necessary permits and have copies of those in the office and that the office receive a copy of the Certificate of Occupancy when received. Tom Duffy seconded. All in favor. Motion passed.

MEMBERSHIP:

Sue Enos and Frank Cassidy had an interview with Mr. and Mrs. Hughto, who have submitted an application for rental of 83 Vail's Lake Shore Drive. Sue Enos made a motion to approve the application for a four-month period. Frank Cassidy seconded. All in favor. Motion passed.

SUNSHINE:

Sue Enos asked for people to donate gift items to be raffled at the fundraiser for Ryan Bierce. In addition, Sunshine will donate items on behalf of Vail's Grove.

LONG RANGE PLANNING:

Ms. Waltzer reported that this committee would now be added back onto the monthly agenda. Ray Harting will Chair this committee and Ms. Waltzer asked for volunteers. This committee will determine what projects will need to be completed in the coming years and how much money will be needed for these projects, so that future planning can be done with Ellen Mytych, Treasurer.

BEACH:

No Report

WWTP:

Tom Duffy reported that a meeting was held on February 3rd with the Supervisors of North Salem and Southeast, Paul Greenwood and Michael Rights, Sarah Cwikla from Stearns & Wheler, and representatives of the four communities. Tom reported that bids would go out in the spring. Bids will be awarded in the summer. In the fall of 2009, construction will begin on the plant at the North End, in addition to the pipes being installed. In about two years, the homes will be connected, with the first flush happening in fall of 2011. Tom wants us to get bids to change our water pipes so we are ready to go on this. Tom also reported that we need to close on the property at the North End. Tom said that we need to get the new amendment to give to Will Stephens for review. Mary Rubini said she would be able to have the contract amendment completed within two weeks.

Ronnie Waltzer said that Sarah Cwikla made it clear that our Grinder Pumps are part of the project costs, in addition to the hook-ups. This saves the stockholders a good deal of money.

Cindy will be in touch with Westchester Community College about the Water Operators Certification class. If the class is canceled again, perhaps we can hold a class here at the Grove.

PUBLIC SAFETY:

Ronnie Waltzer suggests that we place Neighborhood Watch signs at each entrance ramp, top and bottom. Tom Duffy made motion to buy five signs at \$25 each sign. Mary Rubini seconded. All in favor. Motion passed.

RECREATION:

Mary Rubini reported that the Valentine Party was lovely. Yoga will be held on Tuesdays from 7:00 – 8:00 pm, and led by Dr. Anne Brandon. Mary spoke to Simone Havel about the Poker

Game interest. Rob Norcross will work with Simone on a flyer to see what the interest would be for the residents.

PAVILION:

Jim Andes made a motion to approve the Pavilion rental by Jim and Claire Cull for March 28th. Joan Myers seconded. All in favor. Motion approved.

Jim Andes made a motion to approve the rental application from Dennis Ryan for May 23rd. Sue Enos seconded. All in favor. Motion approved.

Claire Bierce would like to use the Pavilion free of charge for a Fundraiser on March 14th for Ryan Bierce expenses. This will be a spaghetti dinner. Jim Andes makes motion to let this fundraiser be held at no charge to the Bierce family. Joan Myers seconded. All in favor. Motion approved. We will ask for an insurance certificate for this function. We will show them where to have people park their cars.

LEGAL:

There was a meeting with the Membership Committee and Mary Rubini to come up with a procedure for adding, subtracting names from proprietary leases/stock certificates.

INSURANCE:

Ronnie Waltzer read the report from Claire Navin per her conversation with Pat Clair from SKCG Insurance Broker. The suggestion is that we do not rent the Pavilion to non-residents unless they have a sponsor.

OMBUDSMAN:

No Report.

Sue Enos made motion to adjourn the meeting. Meeting adjourned at 9:20 pm.