

**VAIL'S GROVE COOPERATIVE, INC.**

**BOARD MEETING**

**January 20, 2022**

**CALL TO ORDER:**

Ms. Salerno called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Ms. Battreall took attendance. Present: All present

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the minutes of the November 2021 meeting. Mr. Andrews seconded. Mr. Waltzer had a change. Minutes approved pursuant to the change being made.

Ms. Myers asked about when the vote was taken that after the surveys were done, Vails would not be issuing any more shares. Ms. Battreall will look for that in past minutes. Ms. Rubini then stated that she looked at the prospectus and that says the shares are fixed. Ms. Battreall will try to find a Cooperative attorney to see if we could get better clarification on that.

Ms. Salerno complimented Levi DiDomenico for his quick thinking in assisting Rich Vail when he went through the ice on the lake. Great job Levi!

**COMMENTS & CONCERNS OF STOCKHOLDERS:** None

**COMMUNICATIONS NOT INCLUDED IN REPORTS**

The Board discussed the concerns of Mr. and Mrs. O'Loughlin re: the height of Optimum wires on Ramp 1. A large truck took down wires that were lower that safety code requires. Wires were pulled down and fascia board and shingles were torn off the O'Loughlin house, as well as air conditioning lines. Mrs. O'Loughlin asked that a height warning sign be placed at Ramp 1. We will ask the O'Loughlin's if their homeowners insurance paid for the damages as Optimum have not responded to them.

Mr. Andrews said he will investigate and reach out to Warren Lucas.

**COMMITTEE REPORTS:**

**CHAIRPERSON: JULIANN SALERNO**

Happy New Year to all our Vail's Grove residents. As we begin this new year, I can once again promise you that the Board of Directors works hard to be responsible to all of you at all times.

We take our fiscal responsibility very serious, and we are always looking for ways to save money or spending less on projects that are completed to improve the quality of our community.

There are several large projects that are being discussed by the board and it may impact our quarterly charges in the future, please understand that we give any decisions that will financially impact our stockholders a great deal of attention. We all live here, and we know that some are on a fixed income and budget, but we need to maintain the infrastructure of our community for our future.

With the winter upon us, please keep an eye on your neighbors. We are all in this together.

**VICE-CHAIRPERSON: NR**

**VICE-PRESIDENT: NR**

**SECRETARY/ OFFICE: TOM DUFFY**

The office is waiting for final approval re: vetting rule so it can go into the 2022 Directory. Will go to print once received. Letters to people who have boats/trailers in North End re: 2022 payment. Bid letters for snow/landscaping went out last week to nine vendors. Due back to office by February 10 so a decision can be made at the February meeting. Very busy time in office. Lots of filing/organizing and soon getting ready for 2021 audit. Mr. Duffy thanked and commended Ms. Battreall for the work on changing all invoices as charges were changed. Ms. Battreall also thanked Linda Van Scoy for her help with mailing.

**TREASURER: ELLEN MYTYCH**

We will need to start getting pavilion roof replacements costs. The Ethics form (new) needs for everyone to sign.

**INSURANCE: DAVID JANECEK**

Ms. Battreall thanked Mr. Janecek for his work and help on our 2022 insurance renewal.

**BUILDINGS & GROUNDS: HUGH ANDREWS**

December 2021

Buildings and grounds assisted the office with decorating for the holidays in the office and around the pavilion.

Calls were made to NYSEG for street lights that were reported out. We continue to following up on a street light on lake shore drive that has been problematic in its repair.

Roof contractors were called for estimates in replacing the roof at the pavilion. Estimates should be in the office for consideration.

Water leak reported on terrace drive.... no water pressure reported(530am) . contractors were called. The pipe was excavated by Butler excavation and repairs were made by made by WKB John Goodman.

Men's toilet in the pavilion was found to be leaking repair was made by WKB John Goodman.

Bell heating and cooling was in for seasonal service at the pavilion. No problems reported.

Pavilion gardens have been trimmed and cut back for Winter, flower baskets taken down and stored. Also working in all Co-Op gardens doing the same.

all temporary speed bumps have been taken up for Winter.

Buildings and grounds assisted with setting up and breaking down for the Grove Christmas party...

January 2022

Buildings and grounds met with Salem roofing for estimate on pavilion Roofing. Multiple estimates in the office for discussion.

Pump house supplies picked up at Foley's Pump service in Danbury.

Continued phone calls with NYSEG electric regarding street light out at 69 LSD. We are told supply is the issue with getting the parts needed to repair the street light.

Please report street lights that are not working to b&g or call 1 800 572 1131 nyseg to report

Tall brush was cleared from the pump house well tanks.

New playground benches were delivered and have been built and are stored in the maintenance garage

Cleaning the wall partition in the pavilion both sides.

A timer switch was installed for the basketball court lights.. Switch is located on the light Pole near the maintenance garage.

The Christmas tree and seasonal decorations in and around the pavilion have been taken down.

The office sent out snow and lawn bid contracts. Buildings and grounds has been showing the property to contractors.

Wax stripping of the large room floor in the pavilion is underway.

**NAMING OPPORTUNIES: DAWN DIDOMENICO NR**

## **MEMBERSHIP: HUGH ANDREWS**

Mr. Andrews made a motion to approve a 6 month renewal from Glenn Schattman to Lisa Varnberg at 65 VLSD. Ms. Myers seconded. All in favor.

Mr. Duffy made a motion to approve sale by Phyllis Allen at 7 VLSD to Henry and Tanja Myers, present residents. Ms. Olimpieri seconded. Ms. Rubini abstained. All others in favor.

Ms. Olimpieri made a motion to approve new vetting rule as written. Ms. Myers seconded. Ms. Myers voted no. All others in favor. Motion approved.

## **PAVILION:**

A rental was approved on e-mail for Danielle Pecora for a wedding from 3:30-8:30 pm on August 13, 2022.

Ms. DiDomenico volunteered to look at Pavilion to spearhead a committee to refurbish items in Pavilion. This project could be part of the roof replacement project. The inside of the Pavilion needs a lot of updating.

## **REAL ESTATE:**

Mr. Duffy made a motion to approve application from Dan and Karen Mullane at 19 VLSD for the placement of an 8 x 10 shed on their property. All required clearances have been met. Ms. Myers seconded. All in favor.

## **EMERGENCY RESPONSE: JILL OLIMPIERI**

### **Emergency Committee - Proposal for opening the pavilion during extended power outages**

Ms. Olimpieri made the following motion as an update for the Emergency Response Committee: seconded. Ms. Myers seconded. In the event of an extended power outage, the Vail's Grove Pavilion will be made available for all Vail's Grove residents with special consideration given to residents with specific medical or other special needs.

Operating hours for the pavilion during an extended power outage will be **7am-10pm**. Due to the dynamic nature of an emergency, proposed operating hours are fluid and will be contingent upon resident need and severity of the emergency.

With forecasted power outages lasting greater than 12 hours, the pavilion will open and remain open for the designated hours of operation. For example, if a power outage occurs at 3pm and is estimated to last greater than 12 hours, the pavilion will open as soon as possible after the outage begins and will remain open until 10pm. If an outage occurs after 10pm, the pavilion will open at 7am the next morning.

While open, VG residents will be able to charge electrical devices, use freezer/refrigerator, watch television, and keep warm in winter and cool in summer. If the demand for freezer/refrigerator space exceeds capacity, the Lend-a-Hand Committee will help find additional freezer/refrigerator space.

Although an Emergency Committee member will not be required to be always on site, a member will be "on call" during the time the Pavilion is open and will check in from time to time. Helen Vail, Joan Myers and Julie Salerno have volunteered to be on this committee.

**Communication:**

All modes of communication (email/robocalls/Facebook/notices on mailbox locations/text messages) will be utilized to inform VG residents that the pavilion will be available during times of power outages as well as other sundry emergencies (e.g., water main breaks, snow covered or otherwise blocked roads, etc.). "On call" committee member's contact information will be provided to all residents for individual situations and general questions.

**SUNSHINE: SUE ENOS**

Congratulations to Chris and Janet Murphy who are new grandparents again. Their son Chris and his wife Lia welcome identical twin girls. Also congratulations to first time grandparents John Hartley and Maree Bock-Hartley, whose granddaughter Kathryn Mariana arrived in November. Matt and Sarah Huntington welcomed baby boy Everett. Congrats to them and to Grandma Cathy Smith and great-grandma Helen. Justin Werner and Romy Janssen were married recently. Best of luck to Tom Stevens Jr. and Marianna Stetzelberg on their marriage. Wonderful news! Sympathies are sent to John O'Loughlin and family on the passing of his mother; Massimo Rubini and family on the passing of his father and John Hartley and Family on the passing of his father.

**BOAT RAMP/NORTH END: NR**

**PUMP HOUSE: NR**

**BEACH: NR**

**RECREATION: JULIANN SALERNO**

The NFL Championship Sunday games party at the pavilion is Sunday January 30<sup>th</sup>. Both games should be great. We are so excited to finally come together again to watch and see which 2 teams will be in the Superbowl this year. The event is BYOB. A tailgate party with food and snacks will be provided. Please keep in mind that this is a football watching party, kids are welcome but there will be nothing to do except watch FOOTBALL.

We will also have our SUPERBOWL Pool again this year. Its simple,

\$10.00 per box. Only 100 spots and they fill fast, contact Julie or stop by the office during the week to fill your box. Payment must be made when you pick your box. Thank you.

Valentine Tea will be Sunday February 6 from 1-3. Keep an eye out for further information regarding this event.

It is our hope to have a skating party when the lake is more frozen and safe. Stay tuned for information regarding this fun event.

Stay warm and continue to be safe, ....

**LEND A HAND: HELEN VAIL NR**

**PLAYGROUND: SARAH BRODERICK**

We are excited to announce that three playground pieces are being prepared to ship and should be here in the next few weeks. Additionally, the last piece is scheduled to be ship later in February. Once the pieces arrived we will work with the playground installers to schedule a date to install our new playground. There is still much to do with our playground transformation, but we are moving closer to a new and beautiful space. As always thank you so much to our wonderful community members and families for their generous contributions.

**PLEC: JACK WALTZER**

Mr. Waltzer reported that the Board of PLEC is happy about the brook channel being cleaned out soon. Also, PLEC will be requesting its usual donation of \$2 per household from each community of the lake.

**NEW BUSINESS:**

Ms. Mytych made a motion to ratify decision made re, an employee. Ms. Myers seconded. All in favor.

**Meeting adjourned at 9:01 pm.**