

**VAIL'S GROVE COOPERATIVE, INC.**  
**BOARD OF DIRECTORS MEETING**

**JANUARY 19, 2007**

**CALL TO ORDER:**

Chairperson Waltzer called the meeting to order at 7:43 pm and asked all to stand for the Pledge of Allegiance.

**ATTENDANCE:**

All Board members are present.

**ACCEPTANCE OF MINUTES:**

Ronnie Waltzer asked to have made part of these minutes that we discussed that the Globerman dinner was to be paid for by each individual, as was previously planned by Peggy Boyle.

Mary Rubini made motion to accept minutes from December, 2007 meeting. Simone Havel seconded. Ray Harting abstained. All others in favor. Motion passed.

**CHAIRPERSON:**

Victoria Desidero made a motion for Ray Harting to be appointed Treasurer of the Board. Fred Witte seconded. Ray Harting abstained. All in favor. Motion passed. Bob Gregory swore in Mr. Harting.

Ronnie Waltzer thanked Bob Peyton for his service as Treasurer. Ronnie stated that now that Mr. Harting is Treasurer, he would also be on the Executive Committee. Mary Rubini made a motion to have Peggy Boyle remain on the Executive Committee. Bob Gregory seconded. Peggy Boyle abstained. All in favor. Motion passed.

**President:**

Tom Duffy reported that in the Executive session, the board discussed stockholders accounts in arrears and a stockholder's lease description that is in question.

**SECRETARY:**

Victoria Desidero reported that the office hours have been posted. The office will be closed on Monday, January 21<sup>st</sup>. One more person has registered on the website. There is now a schedule of deadlines/publication dates for The Vail's Voice on the website.

Victoria made a motion to change the annual meeting to September 7, 2008, as the last Sunday in August is Labor Day weekend. The meeting would be held at about 11 or 11:30 am and brunch will be served. Ray Harting seconded. Discussion was held. All in favor. Motion passed.

**TREASURER:**

Ray Harting made a motion to have three stockholders sent to legal for collection proceedings to begin. The three amounts are \$1355, \$1125, and \$1357. Victoria Desidero seconded. Legal fee will be added to all three accounts. All in favor. Motion passed.

**REAL ESTATE:**

Tom Duffy made a motion to accept the application from Vito Errico at 3 Vail's Lake Shore Drive, to add a 2<sup>nd</sup> floor on the existing home and to go out 10 feet on the lake side. The 2<sup>nd</sup> floor will have 2 bedrooms. The width would be exactly the same on the first floor and cantilever out 2½ feet of each side. The entire house will stay within the proper setbacks. The front will be 25 feet 6 inches from road. Neighbor letters were sent. All requirements were met. A curtain drain will be installed to avoid any water issues between Errico and Keiley. The catwalk will not exceed 5 feet and the wall on Keiley side would be no higher than 4 feet. Peggy Boyle brought up her concerns regarding placement in relation to Hillner house and Keiley house and in particular the Scully house and the obstruction of their lake view. Peggy suggested that when a renovation is on the agenda, that the Board members be given the same letters sent out to neighbors regarding the plans, so they have a chance to come in to the office to look at proposed plans before voting to approve or disapprove the application. This will be done in the future.

**Richie Vail, architect presented a model of the proposed addition.**

**Peggy Boyle requested a one month time period to further consider the plans set forth in relation to the concern that longtime shareholders may be negatively impacted by this application to add a 2<sup>nd</sup> level. Request was denied.**

**Motion was seconded by Mary Rubini. Vote was taken. Bob Gregory and Peggy Boyle voted against. All others in favor. Motion passed.**

**MEMBERSHIP:**

**No Report**

**PUBLIC SAFETY:**

**Ronnie reported that she spoke to Margaret Flannery regarding the Neighborhood Watch program. Margaret will inquire with the trainers for available dates for training.**

**BUILDINGS & GROUNDS:**

**Jack Waltzer discussed that water problems at two homes will be taken care of when weather allows.**

**The wainscoting and painting of the small Pavilion room will be an “Expense,” not “Capital Expense”.**

**Simone Havel asked that the Grove start being more “green” with materials used in painting, construction, etc.**

**PUBLIC HEALTH/PUMPHOUSE:**

**Jack Walter reported that water usage is fine for the winter months.**

**PLEC:**

**Jack Waltzer reported that PLEC is visiting finding “new projects,” so as not to interfere with the efforts of the Peach Lake Coalition. Jack thanked Peggy Boyle and Tom Duffy for their hard work and Tom Duffy for his Real Estate work.**

**WWTP:**

**Peggy Boyle stated that the dinner for Sy Globerman was wonderful. The breakfast meeting with the two new Town Supervisors was held on January 11<sup>th</sup>. It was a very productive meeting. Another \$2 million has been allocated**

from Putnam County, as per Tony Hay. We are still looking for \$4.5 million more from Westchester County (in addition to the \$10 million).

Paul Greenwood will be helpful to us as new North Salem Supervisor.

The DEP is looking at the size of the proposed facility. NYCDEP has stated in a recent correspondence, which could impact on the release of the 10 million dollars from Westchester that they will not approve new development. Tom Duffy and Peggy Boyle will represent the Peach Lake Coalition next week at a meeting with NYCDEP and NYSDEC to reassure them that we will not allow new development on vacant property. We will continue to adhere to our cooperative policy regarding expansions so as to ensure we would not go beyond the capacity of the WWTP. To do so would possibly incur SPEDES violations, which we would be responsible for.

Peggy also reported that if a home's septic system is inspected, and the inspector sees a problem, they now **MUST** report it. There was a press release regarding this which we will have placed in the next Vail's Voice and onto the website for residents to read.

North Salem will have their meeting on January 22<sup>nd</sup> and will vote on accepting the petitions and then it will go to the Attorney's and the State Comptroller.

**SUNSHINE:**

Thank you notes were received.

**WELCOME:**

No Report

**AESTHETICS:**

No Report

**RECREATION/CONCESSIION:**

Mary Rubini is planning a Valentine's craft party for February 9<sup>th</sup> from 2-4 pm. Recreation get-togethers will be planned for every other Saturday, late afternoon for ping-pong, foosball, games, etc. If a donated ping-pong table does not come through, we will purchase one.

**COMMUNITY/SOCIAL:**

Fred Witte discussed the possibility of a Murder Mystery Evening and perhaps the Para-mutual evening, in addition to Covered Dish dinners.

**PAVILION:**

Jim Andes made a motion to accept the application sponsored by Jim Kiernan for Kingsleys Market for their annual game dinner. Simone Havel seconded. This approval is contingent upon the fact that no money will change hands at the door and that no liquor will be sold. We will ask our legal counsel about this prior to giving approval.

Vote taken. All in favor. Motion passed.

Jim Andes made motion to accept application from Chip Howe for rental of the Pavilion on May 10. Victoria Desidero seconded. All in favor. Motion passed.

Jim Andes made motion to accept application from Julie Pera for rental of Pavilion on January 26. Simone Havel seconded. All in favor. Motion passed.

Jim Andes sent an article regarding Pavilion rental to The Vail's office for inclusion in the next edition of The Vail's Voice and on the website.

Helen Vail offered to donate a piano to Pavilion. Jim Andes will follow up.

**LEGAL:**

No Report

**INSURANCE:**

Mr. Gregory reported that all policies for 2008 have been renewed and payments made.

Mr. Gregory explained that the Executive Committee should be excluded from Workers Compensation Insurance policy which would save the Grove approximately \$600 per year. Mr. Gregory made a motion for this exclusion. Ray Harting seconded. All in favor. Motion passed.

The insurance budget should be coming in 0n or below this year.

**COMMUNITY LIASION:**

Mr. Gregory reported that we are looking for a liaison for North Salem. We will advertise on the website and in The Vail's Voice.

**OMBUDSMAN:**

Ellen Mytych discussed a complaint from a stockholder regarding the times that construction work is occurring at another stockholder's home. In addition, the same stockholder has complaints about their neighbor's dog. The complaint is that the dog is barking early in the morning for long periods of time. Ellen found that the reason for the construction noise was an emergency situation regarding the neighbor's heat. Ellen discovered that the Town of Southeast has a rule that if a dog barks continually for more than 10 minutes, it is a problem. There is also a rule for "habitual" barking, where a dog barks basically at the same time each day. Ellen will consider adopting similar rules for the Grove.

Ellen suggests a change to our Rules and Regulations regarding pet noise and setting start and end times for any construction to occur, including being more lenient for emergency situations.

Ellen will present her suggestions at the next Board meeting.

**NEW BUSINESS:**

Ronnie Waltzer reported that Mr. Becker is investigating the flip-tax possibility.

Fred Witte reported that his neighbor was burglarized. His neighbor's wide screen television was stolen and the wall was spray-painted. Peggy Boyle asked that the Public Safety committee follow through on the investigation of this crime, which is a felony.

Meeting adjourned at 9:50 pm.