

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

**BOARD OF DIRECTOR'S MEETING**

**July 17, 2014**

**CALL TO ORDER:**

Mr. Ryan called the meeting to order at 8:10 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the minutes of the June meeting. Mr. McGuinness seconded. Abstain: Mr. Cassidy, Ms. Natiello and Ms. Mytych. In favor: Mr. McGuinness, Mr. Andrews, Ms. McHale, Ms. Myers, Mr. Norcross and Ms. Rubini. Motion approved.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

1. Ms. Heuschkel of 72 Vail's Lake Shore Drive complained about the parking of vehicles on the road in front of 73 Vails Lake Shore Drive. She said she complained about this in the past and this issue has not been rectified. She said that she is responding to the dare by Mr. Ryan to her last Sunday. There were cars parked at 73 and she contacted Mr. Ryan in his capacity as Board member and Chairman and asked for him to get the cars off the road. She stated that the Board sided with her last summer but that nothing had been done since then to rectify the situation and she had finally had enough. She stated that Mr. Ryan was rude, abrasive, condescending toward her and she has never been spoken to like that before. She said she was trying to keep to the topic and that Mr. Ryan was slighting her on what she had to say. At one point she said, he asked her to accompany him to the racetrack so that she could pick the winning horse. She said that Mr. Ryan said that parking on the road was not a rule in the Coop and that she would need to come to the Board once again about this. She does not understand that the Board only tells shareholders to write letters to the Board but that the Board does not act on these complaints. She said she was in the company of another shareholder who was not surprised that Mr. Ryan acted in such an arrogant manner. She asked if this is the style we want Vails to represent and is this the type of Chairman the Grove wants to represent them. She would like Mr. Ryan to read the Rules and Regulations and By-laws before he chastises another shareholder. Rule Four states that there is no parking on the roads and it is not Mr. Ryan's place to yell or speak down to any shareholder in Vails. No-one living in Vails is anymore or any less entitled than anyone else. She wants a full apology for Mr. Ryan's tirade by Mr. Ryan. If he cannot take the pressure then he

should resign the position and give it to someone that has the grace and character to respond to complaints and compliments.

2. Ms. Sheridan said that she had heard that Vails Grove had decided to change energy their supply company to AMBIT. She said when she returned to the Grove after being in Florida she had a very high bill. Ambit said it is not there problem. NYSEG said it is not their problem. They had a few weeks of the amount of the bill being changed. After two weeks both companies said they would try to fix this. After three weeks, their bill went even higher. They wrote a letter to NYS Public Service. The Board informed Ms. Sheridan that the Grove never switched to AMBIT. She was informed by them that this was AMBIT'S problem. Then she realized that her bills paid through automatic withdrawal. Their bank account showed that AMBIT/NYSEG deducted over \$6000. After weeks and weeks of problems, they were finally refunded their money. Ms. Sheridan wanted everyone to know so that people do not switch to AMBIT.
3. Ms. Heuschkel signed up to speak again. She asked the Board to reaffirm the problem of active construction going on 7 days a week. She had written to the Board and the Board agreed with her. She thought the Board would then effectively manage the problem. She is once again asking the Board to fix the issue. The noise and vehicles blocking the road has been horrendous. Trucks are idling in the road for 10 hours a day. They didn't use the truck all day. It just sat in the road. Family and friends of the home are always parking in the road. In the Vails Voice it was stated that the vehicles not be parked on roads. She is asking the Board to enforce the rules. She does not want to have to approach the offenders herself. Mr. Ryan stated that there was a discussion in the Executive session and that the Board is working toward resolving this situation.

#### **COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

Mr. Ryan spoke about a letter we received from a Stockholder who has someone living in her home. The office asked for the proper information to have this person vetted and the stockholder sent a letter to the Board that she was not going to abide by that rule. A letter from our attorney will be sent informing that fines will be assessed if the information does not come to the office.

#### **COMMITTEE REPORTS**

##### **CHAIRPERSON:**

Mr. Ryan stated that as the warm weather continues, we would ask parents to remind their children that congregating on cooperative property (beach and north end) after dark is prohibited. If a violation of the law is observed, the police will be called and all offenders will be prosecuted. We would like to remind all shareholders that this year's annual meeting is Sunday, September 7, 2014. We encourage all shareholders to attend.

##### **VICE-CHAIRPERSON:**

No Report

**VICE-PRESIDENT:**

No Report

**TREASURER:**

No Report

**ETHICS:**

No report

**FINANCE:**

No Report

**SECRETARY:**

Mr. Cassidy reported the following:

The office has begun sending out information about the Annual meeting. Stockholders can now pick up petitions for them to have signed by 10 stockholders in good standing and returned to the office by Friday, August 1<sup>st</sup> at noon. Quarterly bills and the Vail's Voice went out on July 1<sup>st</sup>. The Rules and Regulations review and possible updates are now being worked on by Ms. McHale and the office. Suggestions will come in the near future.

**BUILDINGS & GROUNDS:**

Mr. Moore reported the following:

Some dead trees were taken down from Cooperative property. Wood chips were spread at the playground. The rocks were removed from the baseball field and the brush pile was pushed back by the excavator working on the pump house project at no cost. Thank you to them. Box and rod to the shut off valve at 27 Vails Lake Shore Drive was repaired. The homeowner has a water leak which is being fixed. New curb shut off was replaced at 74 VLSD. Work was done by Butler Excavating and Keene Plumbing. Catch basins were cleaned by Fred Cook Inc. Streets were swept by Triple D Maintenance. Buildings and Grounds was asked to look into excessive water usage at a few homes. Water meter readings indicated high water usage. Efforts are being taken to reduce water waste. Table and chair was donated to the beach by the Cassidy's. Thank you to the Cassidy's. Some minor electrical work was done in the lifeguard shed to restore power. Work was done by Shock Electric. Lights were put up at the beach for the summer. Issues with mud and dust and also water run off at Norton Circle (north end) were reported. Blacktop estimates for paving this area are being taken. Estimates for hot tar and/or sealing the roads from further cracking are also being taken. Mr. Ryan discussed the problem of AAA Sanitation pick-up and the ongoing problem with trucks not taking everything. The office sent an e-mail to Tony Hay and Mr. Hay responded that the town will try to resolve this.

Mr. Cassidy asked about what happened with Landscaping Unlimited paving Norton Circle. Mr. Moore stated that they had originally said they would do it but then followed up with “No, they will not do it”.

Mr. Moore said he would contact Chris Murphy, who works for the Town of North Salem to ask about what the town would suggest about sealing the roads. He was asking their opinion on this issue.

#### **REAL ESTATE:**

Mr. Cassidy made a motion to approve an application from Ken Sullivan at 37 VLSD for a one story addition of a garage and the construction of a covered deck. Neighbor letters were sent with no comments received.

Ms. McHale seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve the application to build a portico entranceway at 5 Hilltop Lane. It will be 10 feet high at the top of the roof and 9 feet wide. It will come out 4 feet from the existing structure and will be approximately 25 feet from the property line. Neighbor letters were sent out and no comments were received. Ms. McHale seconded. All in favor. Motion approved.

#### **PAVILION RENTAL:**

Mr. Cassidy made a motion to accept the Pavilion rental application from John and Jeanne Lee for September 27. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve the Pavilion rental application from Mr. and Mrs. McCarthy for Thanksgiving. Ms. Myers seconded. All in favor. Motion approved.

#### **SUNSHINE:**

Best wishes to Patricia Waltz and Barbara McGuire for speedy recoveries. Congratulations to John and Janet O’Loughlin whose son Zach married to Gabrielle on July 4<sup>th</sup>. Thank you note read from Cricky and Janet Murphy for items send after Crickys surgery.

#### **OMBUSDMAN:**

Ms. Myers reported that the dog issue between Blackwell and Stevenson has been resolved.

Ms. Myers stated that she will be addressing the issue between Longo and Dress regarding water coming onto the Dress property.

Ms. Myers also stated that the right-of-way issue between 93 and 95 VLSD has been resolved.

**.INSURANCE:**

No report

**MEMBERSHIP:**

No report

**BOATS RAMP/NORTH END STORAGE:**

No Report

**PLEC:**

No Report

**LONG RANGE PLANNING:**

No report

**LEGAL:**

Ms. Rubini made a motion for Diana Stevens to transfer Stock and Lease into a family trust. Ms. Stevens will be the Trustee and therefore she will have voting privileges. Ms. Myers seconded. All in favor. Motion approved.

Ms. Rubini made a motion for Daniel and Elaine Winward to transfer Stock and Lease to a family trust. Ms. Myers seconded. All in favor. Motion approved. The Winwards will not have voting privileges.

**AESTHETICS:**

No Report

**RECREATION:**

Mr. Cassidy reported that the July 4<sup>th</sup>/July 5<sup>th</sup> parade was a huge success. People stepped up with floats and parade festivities. Jack Waltzer led the ceremony with a special added singing sensation, Pat Ryan. Thank you to all who participated. Thank you to the O'Tooles, Pat McGuinness, Peg Romanello, Patty and Susan Ford for helping with set up and serving of the hot dogs, etc. Ms. Battreall thanked Frank Cassidy for his hard work. Thank you also to those responsible for the beautiful Fireworks display.

Due to a dismal response, we were forced to cancel the 1<sup>st</sup> BBQ Dinner Dance. Thank you to all who had responded. Let's hope for a better response in the future.

**BEACH:**

Mr. Cassidy reported that the Beach is booming and being utilized by many residents. The rentals have increased this season. Everyone is enjoying our valuable asset. The lifeguards are doing an outstanding job. We want to thank Jay Moore and his summer assistant Tyler Hanson for building a permanent stand for our paddle boards and kayaks. The less movement will allow the equipment to last longer. The Beach activities were posted and we hope everyone can join us. It is good to see people come together.

**PUMP HOUSE/WATER TANK REPLACEMENT:**

New well pump at well 2 was installed. Well pump at well 1 was reused as the condition of the pump was good. New sensors installed at all wells along with new electrical wires to the panel box in the pump house. Disinfecting the new tanks has been completed and refilled. Drainage and basins are being completed as planned in the contract. Removal of old tank will happen when tanks are on line, which should be next week. There was a delay due to a bad sensor. Completion of the project might be this week depending on the weather.

The pump house needs a new roof.

There will be an open house when the project is complete.

**LEND-A-HAND:**

The Board thanks Kathleen Heuschkel for her wonderful chairing of the Lend a Hand committee. Residents are very grateful for the reaching out.

**WELCOME:**

No Report

**NEW BUSINESS:**

Mr. McGuinness stated that everyone should be careful of white faced hornets as a stockholder was stung and had a very bad reaction. They build nests where there is a lot of brush. The nests are silky cream colored.

**Meeting adjourned at 9:00 pm.**