

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

June 19, 2014

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:09 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Mr. Andrews made a motion to accept the minutes of the May 2014 meeting. Mr. Duffy seconded. Abstained: Mr. O'Toole, Ms. McHale, Mr. Norcross and Ms. Waltzer. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Dress wants to thank the Board, as his neighbor did move her dock. He also stated that he had DEP comes in to test the ground water. The results were negative. He did put a pipe between the property lines to have the clean water diverted into the lake. Mr. Dress has sent photos to the office as he is concerned about what will happen in the fall/winter with the water from Ms. Longos' sump pump. He is worried that it is a hose coming out from basement and he thinks it will flood the property when the ground freezes. The pipe has been in for a few weeks. Mr. Dress offered Ms. Longo to split the cost to get the property water to the lake. He would like her to hook up her sump pump for the water to go into the lake. Ms. Battreall will send a letter from the office suggesting that she connect the pump to the pipe.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

1. Mr. Ryan discussed the complaint letter we received from a stockholder about their neighbor's dog, who he thinks is violent. The homeowner who owns the dog was aware of the complaint and has already offered some solutions. Our Ombudsman will be communicating about our suggestions to the dog owner.
2. In the past, homeowners who are trying to sell have listed their property with MLS as a single family home, had been told by MLS that they need to list as a Coop. Ms. Battreall, as well as the office manager from Pietsches, sent letters to MLS explaining exactly how these Coops are set up, and now the homes can be listed as single family homes.
3. We have received a request from the informal softball team who get together on Sunday morning. We have been asked for some financial assistance from the Grove to be able to purchase T-shirts to support community spirit. Ms. Rubini made a motion to give them \$200, one time, to get T-shirts and hats. Mr. Andrews seconded. All in favor. Motion approved. Mr. Dress suggested that the Grove produce T-shirts and perhaps sell them. We can ask if someone is interested in volunteering to take on this project. Mr. Janacek was concerned about the rocks on the field and

Mr. Moore stated that Foleys has indicated that that they will remove them for us. Mr. Moore will follow-up.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No Report

TREASURER:

No Report

ETHICS:

No report

FINANCE:

No Report

SECRETARY:

Ms. Battreall read the following report:

Work on the Annual meeting will commence in July. All submissions for the Vail's Voice need to be to Carol Harting by June 25th. The Voice will go out with the third quarter bills – July 1st. The financing for the water tanks has been approved. The office will be closed for July 4th. Ms. Battreall discussed the date for the annual meeting. Mr. Andrews made a motion to have the annual meeting on September 7th. Mr. McGuinness seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to set the date of July 31, for when Stockholders need to be Members in Good Standing, thereby allowing them to run for the Board and/or vote at the Annual Meeting. Mr. O'Toole seconded. All in favor. Motion approved. Mr. Ryan asked for someone from PLEC to have an article for the Voice. Mr. Ryan also asked for an article about the Water Tanks for the Voice. Mr. Ryan reported that to date we have spent \$156,000 in payments; \$89,000 will be made this week so we have made a little more than half the payment.

BUILDINGS & GROUNDS:

Mr. Moore reported the following:

Tyler Hanson has returned for the summer season to assist Buildings and Grounds. Flowers around the pavilion and community were arranged by Buildings and Grounds. Thank you to Sue Enos for the donation of a small unwanted bush. The bush replaced an old and damaged one at Ramp 1 garden. New swim zone markers were purchased and installed at the beach along with the ropes and swim float. The pavilion and maintenance garage were power washed. Ramp 3 parking/fire road was paved along with many small patches. Street sweeping was completed by Three D Maintenance Corp. Catch basin cleaning scheduled for next week. Water main leak at 34 VLSD was excavated by Butler Excavating and repaired by Keene Plumbing.

Possible water disturbance tomorrow due to change of electrical at pump house.

Mr. Ryan complimented Mr. Moore and Mr. Andrews on the condition of the North End. Mr. Moore said that he and Tyler Hanson brush hogged today.

REAL ESTATE:

Mr. Duffy made a motion to approve an application from Ellen and Michael Mytych of Bass Lane. They will expand and add 7 foot by 18 foot on North Side of house. Also, to add a catwalk on Vail's Lake Shore Drive and a stairwell down to the Drive. Letters went out and there were no concerns. Ms. Myers seconded. All in favor. Motion approved.

INSURANCE:

No report

SUNSHINE:

Report from Sue Enos: Our very best wishes for speedy recoveries are sent to both Jack Waltzer and Cricky Murphy who have undergone recent procedures. John and Joan Myers have become grandparents for the second time. A little boy, Roman John, was born to Rosie and Carlo. Best wishes go out to Hank Myers, who is in the hospital. Also, best get well wishes to Fred Witte, also in the hospital. John Romanello had hip replacement and we wish him speedy recovery.

MEMBERSHIP:

Mr. McGuinness made a motion to approve a rental renewal of 17 Vail's Lake Shore Drive from Sferlazza to Callahan. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made motion to approve rental until July 31 of Mike Walsh's house to the Weigles. Ms. Myers seconded. All in favor. Motion approved.

BOATS RAMP/NORTH END STORAGE:

Mr. Andrews reported that as we go into the boating season, it appears that everything is running smoothly. All docks are in place and look wonderful and people have begun placing their boats on the docks. One thing that should be noted – if you have a trailer to be returned to the yard, find a key holder and put it in the yard. Do not leave trailer on access road or outside the gate especially now that construction is going on in that area.

PAVILION RENTAL:

Ms. McHale made a motion to approve Braunwart rental application for June 28th. Ms. Myers seconded. All in favor. Motion approved.

Ms. McHale made a motion to approve rental application from Feliciano on July 19th for the small room. Ms. Myers seconded. All in favor. Motion approved.

Ms. McHale made a motion to approve rental application from DiMauro for August 17th for the small room. Ms. Myers seconded. All in favor. Motion approved.

OMBUDSMAN:

Ms. Myers reported that she addressed a situation that had come up between two residents. The Board reviewed and the letter can go out to 93 and 95 VLSD. The situation is the fire road between those two homes. The road was in disrepair due to construction. Repairs were done. Mr. Ryan stated that the Board felt that the letter was a wonderful communication. Mr. Ryan requested that the letter be made part of the minutes.

PLEC:

Mr. Duffy reported that there was an outlet tour at the north end on May 31st. We toured the area where the pipe from the sewer district reached the brook to ascertain the volume of fallen trees, brush in the brook itself. It was a very productive outing and gave us some great ideas for future clean-up. More discussion and some people will meet this coming Saturday to start to pull back debris to get a better flow in the brook area. Meeting at 8:30 at tennis courts and lunch will be served after.

LEGAL:

Ms. Rubini made a motion to impose an Improper Use fee on a stockholder for \$100. The stockholder has refused our requests to have a member of her household vetted. If she does not submit the proper papers to the office, she will then be imposed \$25 per day beginning July 8th. Ms. Waltzer seconded. Ms. Myers voted against. All others in favor. Motion approved.

RECREATION:

Mr. Norcross read the following report:

The 4th of July Parade will start at the North End at 11 am. Decorate bikes and ride through the Grove. The parade will end at the Pavilion with a salute to our neighbors who have served the country. Hot dogs will be served.

We are thrilled to have the return of the McLean Avenue Band on Friday, July 18th at 7 pm in the Pavilion. Tickets are \$35 per person or \$250 for a table of 8. Tickets are available in the office. Join us for dinner and dancing. Gather your friends and let's fill the Pavilion. BYOB.

BEACH:

Mr. Norcross read the following report:

The Beach will have the following parties:

June 28th at 6 pm – Cocktails at Sunset. Kick off the summer! Bring an appetizer to share.

August 8th at 6 pm – Tacos and Tequila

August 17th at 12 noon – Brunch at the Beach

September 5th at 6 pm – End of Summer Cocktails at Sunset

We are looking for movie suggestions for Movies in the Field. Have suggestions? E-mail us at meghanacassidy@comcast.net.

Thank you to Ken Sullivan, Steve Roberts and Sean Kelly for helping with the sand at the beach. The beach is now open weekends at 9 am to 7 pm on Friday, Saturday and Sunday. The beach will be open 7 days a week starting June 23. Please refer to the Vail's Grove Rules and Regulations as it pertains to children and guests. Also, there are no dogs at the beach. Children's paddle boards, adult paddle boards, kayaks and canoe are in the shed for rental. The grill is a great place to have a barbeque lakeside.

AESTHETICS:

Ms. Waltzer reported that every planter overflows with beautiful flowers in time for all our spring and summer activities. Many thanks to Jay Moore who planted each container.

PUMPHOUSE:

Ms. Waltzer reported the following:

Progress has been made since last month. Two new tanks were delivered and craned into place. All piping was completed and backfilled. New lighting was installed. Temporary water was set up in order to remove one storage tank and the water ballast. The water ballast and one storage tank have been removed and the wall is being re-blocked. We are running off one booster pump and one storage tank. Well #3 pump has been replaced as part of the contract. Depending on the condition of the other well pumps they might be replaced at an additional cost. Foleys has to remove the well pumps anyway and will determine if we should go new. New electrical panel has been installed and the new control panel is onsite. The old wires were not put into a pipe. They need to be unearthed and then put into piping.

Dennis Stone, our contractor from Foleys on the job, has kept Kathleen Heuschkel, our principal operator for the pump house, "in the loop" every step of the way.

LEND-A-HAND:

No Report

WELCOME:

No Report

NEW BUSINESS:

Ms. Waltzer discussed the area in front of 64 VLSD. There was a lot of water in the road and running into the Duffy's basement. Ms. Waltzer stated that we have had a tremendous amount of water this year. Also, the road in that area is pitched incorrectly and the road is not pitched toward the drains and is flowing into road. The silt fence and straw had not been put up yet. That has since been done. Jim King, contractor of the new house, said that he wanted three weeks to get everything done and then the problem would be fixed. If this does not work we would need to either put a curtain drain in front of Duffy's driveway or maybe a speed bump diagonally across the road so that the water would be diverted. Another option is to dig up a portion of road and re-pitch and re-pave. Mr. Duffy said he would be willing to wait the few weeks. Ms. Battreall stated that Jim King had said he would tie into the curtain drain and Ms. Waltzer said that he did confirm that when she spoke with him. Mr. Duffy said this issue has been going on for five years and now that they changed the grade, it is worse. He suggests that we need to cut a culvert along the road to catch the water. Ms. Waltzer said if we cut into the blacktop, the water will go under the blacktop. Ms. Myers said raised curbs would help keep the property from getting water on it.

Ms. Waltzer suggests waiting to see how the piping works after Jim King completes it. Ms. Myers asked Mr. Duffy to give it a chance and then see what happens. And again, Mr. Duffy would like Mr. Moore to saw cut a culvert to catch the water. Mr. Dress suggested to the Board that they ask Edgar Lopez about his opinion on this. Mr. Ryan suggested to Mr. Duffy that we be more diligent about being sure that proper curtain drains are looked at when people put in applications. Mr. Duffy said that perhaps we will need people to get bonds when they are building. Mr. Ryan said that we might require drains all around the new homes. Ms. Myers suggests that perhaps people need to get drainage datum's when they apply. Mr. Duffy said that that is a very good idea.

Mr. Duffy said that if a contractor is not compliant, we should have bond money to hold onto in case they do not cure soon enough.

Ms. McHale asked if there is anything in the Rules about construction work on Sundays. The answer is that on Sundays they can work 9 am until 5 pm. The other days it is 8 am until 8 pm.

SHAREHOLDER COMMENTS:

Ms. Sheridan asked if there is a rule that new construction has to be in the footprint, referring to 64 VLSD. Mr. Duffy said it has not gone out of the footprint. Ms. Myers said it looks like that because of the overhangs. There was a question about the structure next to the house. It is a garage with storage area. Mr. Duffy said the back of the house was just squared off.

Mr. Dress asked what the Groves requirements are for letters going out to neighbors of new construction. Mr. Duffy has the office sent letters to the immediate neighbors and the homes across from the house to be constructed or worked on.

Meeting adjourned at 9:16 pm.