

VAIL'S GROVE COOPERATIVE, INC

BOARD OF DIRECTOR'S MEETING

June 18, 2015

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:

Ms. Battreall took attendance:

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

ACCEPTANCE OF MINUTES:

Ms. McHale made a motion to approve the minutes of the May meeting. Ms. Waltzer seconded. Mr. Duffy, Mr. O'Toole and Ms. Rubini abstained. Ms. McHale stated that she has typo correction and will inform Ms. Battreall. All others in favor. Motion approved.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Ms. Colavito read the email that she sent to the Board about the tennis courts:

"I think it is about time we do something about our tennis courts. They are in dire need of repair. I formed a committee in 1982 to petition the Board to build us tennis courts. After a reasonable amount of discussion, the Board agreed to go along with our plan. We found a contractor who would level the land and build two tennis courts with a surrounding fence for \$12,500. The courts were built and everyone seemed pleased with the results. I found a tennis pro who weekly would come to our courts and teach both the children and adults. He charged a reasonable fee. We had tournaments with other communities and everyone had a great time playing tennis. When I look at our courts today I wonder why the courts have been allowed to get into the condition they are presently in. They are unplayable. We had so much fun in the past playing tennis...that joy is not experienced today by our children and adults. I propose that we address the issue of tennis court repair or rebuilding NOW, at this meeting tonight June 18, 2015. Let's get busy and give our residents a recreational facility they deserve. Let's not insult them with the facility that presently stands. I would be happy to be part of a tennis committee when the Board addresses the issue. I know of many residents who want the Board to take action on tennis court repair or reconstruction."

Mr. Ryan said the Board understands her concern and asked Ms. Colavito to put together a group of people and come back with ideas and numbers.

Mr. Lucas Kane, a stockholder here at the Grove, and also a rep for Viridian Electric Supply spoke to the Board about possibly switching electrical supply to save money. Mr. Kane said if the Board would be more comfortable, to switch one account to see what the actual savings would be. Mr. Janecek said that the states of CT and MD has some trouble with Viridian and is concerned about Attorney Generals going

after Viridian. Mr. Kane said he has been a customer and has not had any problems and has saved money. The sales structure is the same as Ambit. There are 12 month terms and three year terms. There is also a month to month plan but really with no savings. Mr. Janecek asked if it was a three year lock. The answer is yes. Mr. Janecek suggested switching one account. Perhaps maybe one of the lower cost accounts. Ms. Myers suggested looking into solar. Ms. Waltzer and Mr. Moore had already investigated solar and the cost is very high to switch and the recoup would take a very long time. This was proposed to Board last month and the Board has asked Mr. Kane to come to this month's meeting to be able to ask any questions they might have after reviewing the paperwork given to the Board last month. Mr. Kane then stated that he was not aware of anything of concern with Viridian. He said that Viridian has long-term fixed rates and Ambit comes in very low and then raises rates very high. Mr. Ryan said the Board will review and get back to him.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Ryan reported that we have a letter from the softball team:

“The Vails Grove Softball Team has been meeting and practicing on weekends hoping to play other communities on the lake. We are planning to participate this August in a tournament at the Pietsch Ball Field. The games have been enjoyed by many residents and their families; even a barbecue was had after one of the games, showing community pride and spirit. The Collins, the Sierras and the Romanello families have contributed to these events, providing food, drinks and joy. The softball team members are hoping to purchase bases for the field, a mask for the catcher and softballs. The approximate cost of this purchase is \$150. It would be very much appreciated by the softball team members if the Board of Directors could assist in the purchase of the above items. Thank you for your consideration”.

Ms. Waltzer made a motion to approve the \$150 request. Ms. Rubini seconded. Mr. Janecek feels that he has neighbors that don't have jobs and cannot pay their mortgages and he has an issue with giving money to people who are driving Mercedes and BMWs down to the field. If they really need the money and truly have no shame, Mr. Janecek said he would give them the money. Vote taken.

In favor: Mr. McGuinness, Mr. O'Toole, Mr. Norcross, Ms. Natiello, Mr. Duffy, Ms. Waltzer and Ms. Rubini. Opposed: Ms. Myers, Mr. Janecek, Ms. McHale and Mr. Andrews. Motion approved.

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

OMBUDSMAN:

No report

TREASURER:/FINANCE:

Mr. Ryan stated that included in the packet is the Profit/Loss statement for the first quarter and actuals for first quarter. It was in last months and this month's packets. Mr. Ryan asked if there are any questions. There were not. Mr. O'Toole said he had asked Ms. Battreall some questions and at the point he does not have any questions.

Ms. Waltzer asked about the money that had to come out of the B&G budget due to the sand/salt that was not budgeted. Mr. Ryan asked Mr. O'Toole to pay attention to that when we work on next budget. Mr. Janecek asked about the money for lake treatment. Ms. Battreall said it was the \$2.00 donation per household to PLEC.

Mr. Duffy asked that we perhaps give sand/salt a separate line item. Ms. Battreall said it is a line item under B&G. Mr. Ryan asked for these numbers to be in packet for next meeting.

ETHICS:

No report

SECRETARY:

Ms. Battreall said the office has been very busy with sales, rentals, refinances and lots of paperwork.

BUILDINGS & GROUNDS:

Mr. Moore reported the following:

Flower plantings through the Coop are complete. Garden maintenance is underway. Beach sand was tilled and new sand was added. Fire Control Service was in to inspect the fire extinguishers and fire suppression unit in the kitchen. Fence at the boat ramp was stained thanks to Jacob Battreall. B&G is taking bids for some tree work and some blacktopping. (Work is actually in process now). B&G re-wording the snow plow contract in preparation to send out to contractors. Hoping to have prices back by next meeting. These bids will include sand/salt to be provided by contractor. We are also thinking of using straight salt. Sand/salt mixture is more of a mess on the roads and into the lake. Mr. Ryan asked for the additional cost for sand/salt to be placed in B&G article for Vails Voice. Ms. Waltzer stated that we had written a letter to Tony Hay about why we are not getting the sand/salt and she said we did not get response. She feels we should follow up because we are double paying and that Vails should be able to get this service. Ms. Waltzer asked Ms. Rubini if it's possible to sue the Town for this service. Ms. McHale asked why the town does not plow Vails Grove. The reason is that Vails are private roads. Mr. Duffy stated that Vails is getting taxed for asphaltting, plowing and salt. Our taxes are almost 20% of our budget. He said that not only are we paying taxes for these things but we also pay for the actual work through our own contractors. Mr. Duffy said they do a tax grievance every year and each year the Town gives them a decrease and he has to fight this every year. Mr. Duffy suggests a committee to fight this in the Town. Ms. McHale suggests putting a blurb in the Vails Voice so that all the stockholders know that this tax decrease is possible if you go to the Town and fight. Mr. Duffy thinks a petition should be signed by the residents and that we should meet with the Town to get this done. Mr. Duffy said there are

professionals who do this type of service. Mr. Ryan said we should form a committee and Mr. Duffy said we should have a meeting with Tony Hay. Mr. Duffy will ask Ms. Duffy to be on an Ad Hoc Committee to work on this. Ms. Rubini will be on the committee and Ms. Waltzer said Mr. Waltzer will be on the committee.

All boat slip applications received have been assigned. There are still some spots available.

REAL ESTATE:

Mr. Duffy made a motion to approve the application for the replacement of the existing deck with a new deck at 99 VLSD – Ashenfelter. Neighbor letters went out. Ms. Myers seconded. Mr. Duffy reminded people that anytime you go out of the footprint you must go for a variance to the Town. Vails is a non-conforming site community. Permission must be gotten from the Town. Prior to any work being commenced, the copy of the Building Permit must be in the office. The Town is going to be informed that only plans that are signed and sealed by the Vails office are allowed to be used and that the Building Inspector must only give permission for those plans. Mr. Duffy will review every plan to be sure it is what the Board has approved.

All in favor. Motion approved.

INSURANCE:

No Report

SUNSHINE:

Ms. Battreal read the Sunshine report:

Get well wishes for a speedy recovery are sent to Crickey Murphy. Our condolences go out to Frank and Meghan Cassidy on the passing of Frank’s mother, Karyl Cassidy and to Linda and Peter VanScoy on the passing of Linda’s brother, David Reynolds.

MEMBERSHIP:

Ms. Natiello made a motion to approve the re-finance application from Phyllis Allen at 7 VLSD pursuant to receiving appraisal. Ms. Waltzer seconded. Ms. Rubini abstained. All others in favor.

M. Natiello made a motion to approve the membership application from Matthew Foley to purchase 10 Hickory Lane from Pat Treiling. Ms. Myers seconded. Ms. Rubini abstained. All others in favor.

Ms. Natiello made a motion to approve the rental application from Kevin White and Sarah Basso to rent 11 Orchard from Rob Tranchida subject to the appraisal of the property for the fair market value rental value. Mr. Ryan asked if the Grove is going to bear the cost of getting that appraisal. Ms. Myers said we could go by what other homes are charging for rentals. Ms. McHale said she could potentially get a comp from her realtor. Mr. Ryan said we should do it according to a fair market assessment, which should be \$1900-2000. Mr. Andrews said we should be sure the back charges are paid and then we could approve. Ms. Natiello then made a motion to approve this rental application. More discussion was had. Mr. Ryan suggested tabling this. Ms. McHale said we could approve the rental but separately decide about collection the past 6 months’ worth of the 10%. Mr. Ryan again said to table the entire issue at this time.

Ms. Waltzer said it should not be incumbent on the Board to approve this. Subject not resolved and we will ask Mr. Tranchida to come to a Board meeting.

Ms. Natiello made a motion to approve the rental renewal of Susan Callahan from Steve Sferlazza for another year at 15 VLSD. Ms. Myers seconded. Ms. Rubini suggested sending a letter that this is pursuant to getting a letter listing who exactly is living in the house. All in favor. Motion approved.

BOATS RAMP/NORTH END:

Mr. McGuinness reported that everyone is getting their vessels in and out of north end and boat ramp and there are no problems. Mr. Ryan asked for a possible new gate at Boat Ramp. The gate can be easily lifted off its hinges. Ms. Battreall suggested a camera would be better to see who is lifting the gate. Mr. Ryan agreed. Ms. Waltzer asked for more item four for the north end. The road from the gate to the back is rutted. Mr. Andrews said item 4 or bluestone. Mr. Norcross doesn't think it is worth it. It would cost a lot of money. Mr. McGuinness said it could just be manually leveled out. There was a suggestion to charge people to store their boat at the North End and then we could use that money for repairs. Mr. Ryan said Mr. McGuinness and B&G should discuss this issue. Mr. Ryan asked to collect information and let the board know and to come with ideas about that.

PUBLIC HEALTH/PUMPHOUSE:

No Report

PAVILION RENTAL:

Ms. Waltzer made a motion to approve the Pavilion rental application from Colleen Rodriguez for July 25th. Ms. Myers seconded. All in favor. Motion approved.

Ms. Waltzer made a motion to approve the Pavilion rental application from Teddy Farrell for the small room on July 12th. Ms. Myers seconded. Motion approved.

Ms. Waltzer made a motion to approve a pavilion application for Bill and Maureen Carroll for rental on July 19th. Ms. Myers seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

PLEC:

Mr. Janecek made a motion to send a letter to Warren Lucas giving permission to North Salem to look at site at bottom of Ramp 3, with the caveat that any damage done will be repaired and the site will be returned to its original state. Also to approve that the Town can put in a drain with the following caveats:

Drain to be installed and site returned to original state (plantings, walls, and pavement) in a reasonable amount of time, North Salem obtains written assurances from Town of Southeast that SE will accept responsibility for maintenance, purchasing of new filters and cleaning of drain, and that no waste from the drain will be left on VG property. Ms. Myers seconded. Mr. Janecek will send the letter to Ms. Battreall. All in favor. Motion approved.

Mr. Duffy said on Friday June 26th, people will get together, 15-20 people, to clean out down at the outlet area.

Mr. Ryan asked Ms. McHale for report: Thanks to North Salem Town Supervisor Warren Lucas, and Assemblyman David Buchwald, Bill A4273 has passed so that Peach Lake can now be designated as one of the HNYS 35 Major inland lakes. It passed the State Assembly unanimously, but still needs to pass the Senate. This Bill will allow Peach Lake to be eligible for State funded programs from the Environmental Protection Fund and for technical assistance for a broad range of local projects under the Local Waterfront Revitalization Program administered by the NYS Dept. of State. The EPF LWRP provides funding to eligible communities for a wide range of revitalization activities including planning, design, feasibility studies and construction projects or implementation of Local Waterfront Revitalization Programs.

We have also been notified that the Town of North Salem, through our Supervisor of North Salem, Warren Lucas and Southeast Supervisor Tony Hay have applied for funding to clear the outlet in the northern area of the lake that, due to its clogged condition, has created flooding in several areas around the lake. We must sadly say good bye to our Chairperson of PLEC, Peggy Boyle. After many years of service to our community she is unfortunately stepping down as Chairperson of PLEC. Peggy has been an enthusiastic leader and staunch advocate for Peach Lake for so many years. We thank for her unwavering efforts and dedication to helping maintain, and continue to improve the beautiful area that some of us are fortunate enough to call home, Peach Lake.

RULES AND REGULATIONS:

No Report

AESTHETICS:

No Report

RECREATION:

The first movie in the field will be Friday, July 3rd at dusk. We will show the film, Goonies. As always, the movies are weather depending. If you have any idea for a movie to show, please let us know.

The Fourth of July parade will start at the North End on Saturday, July 4th at 11 am. We will end at the Pavilion with hot dogs and a small ceremony honoring local Vail's Veterans. The beach party schedule is August 7 – 6:30 Tacos and Tequila, August 16, 11:30 am – Brunch at the Beach. We look forward to seeing all our neighbors' lakeside.

BEACH:

The Beach is opened weekends until Monday June 22. Beach hours are 10 am until 7 pm. We have had two sand deliveries. There are paddleboards and kayaks to rent at \$5 a hor. We are expecting a paddle boat delivery this week. This paddle boat seats 5 and can be rented for \$15an hour.

NEW BUSINESS:

Meeting adjourned at 9:30pm.

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