

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

MARCH 21, 2007

CALL TO ORDER:

President Duffy called the meeting to order at 7:44 pm.

ATTENDANCE:

Present: Tom Duffy, Ronnie Waltzer, Claudia McGuinness, Margaret Flannery, Ellen Mytych, Mary Rubini, Bob Gregory, Fred Witte, Ray Harting, Peggy Boyle.

Absent: Sharon Scott, Jim Andes, John Lee

MINUTES:

Tom Duffy asked for a change to be made in the Real Estate section of the minutes on the bottom of page 2. Claudia McGuinness made motion to accept minutes of February 21, 2007 meeting as amended. Ellen Mytych seconded. Motion passed.

CHAIRPERSON REPORT:

Mary Rubini made motion to have Peggy Boyle appointed as a member of the Executive Committee. Bob Gregory seconded. Motion passed.

At the working session on March 4, it was decided that telephone polls would no longer be used for Board decisions to be made. We will contact Victoria Desidero to set up a sample website for a committee at Vail's Grove to view. The Board will not visit the issue of home office use. Tree issues on shareholders leased land will be shareholders responsibility.

Tom Duffy reported that the beaver problem on the lake has been taken care of. Vail's Grove will pay \$53 to Charles Voelkl to reimburse him for his costs in this matter. Ray Harting made motion to pay the bill. Ronnie Waltzer seconded. Motion passed.

Tom also stated that some arrears issues were discussed at the Executive Session.

TREASURERS REPORT:

There are not any shareholders who are any more than 2 quarters in arrears. The Grove's accountant, Michael Ritter was here to start work on our 2006 Audit. We will have draft Financial Statements in the near future.

Bob Peyton will be checking further on CD rates and might move some money around.

MAINTENANCE:

Bob Peyton reported that during the last storm there were some issues. Our snow plower, George Hartschorn was away and he had one of his workers do the plowing and that is the reason some spots were missed.

We will be contacting vendors for areas needing paving throughout the Grove.

SECRETARYS REPORT:

Ronnie Waltzer stated that the Pavilion Doors will be installed next week.

PUBLIC SAFETY:

Margaret Flannery has contacted our security officers for the summer. We utilize these officers on Friday and Saturday evenings during the summer.

WWTP/PLEC:

Peggy Boyle reported that representatives of the Executive Committee met on March 1st with the two Town Supervisors to discuss the property to be possibly used for the WWTP. The Supervisors wanted Vail's Grove to draft a letter, which would be too binding on the part of Vail's Grove. The Grove does not want to do this until we meet with Hahn Engineering and the two Town Attorneys. Peggy Boyle is proposing that the Executive Committee not submit any letter at this time to have a better understanding about what kind of agreement we are entering into.

The map that we were given with the location was not precise enough for us to have a good understanding of the location. Jack Waltzer reminded all that the plant must be at least 300 feet from the Pump house and Wells and that our water supply must be protected. Joan and Joe DiMauro of 119 Vail's Lake Shore Drive addressed the Board about their concerns regarding the location of the proposed plant. They are very thankful to all those working on PLEC and the WWTP sub-committee. They would like to know if other locations are being considered.

On March 3rd, the WWTP sub-committee had a meeting with our lake neighbors. There were representatives from Bloomerside, Pietsches and NWCC, to get a sense on how they are handling this issue. A tour will be taken of the new WWTP in Southeast when it opens. John Gillen has made a formal offer to donate his land north of Vail's Grove on 121 for the plant.

The next WWTP sub-committee meeting will be on Wednesday, March 28 at the Pavilion at 7 pm.

PUMPHOUSE:

Jack Waltzer would like to discuss pump issues at the next meeting when John Lee is in attendance.

PAVILION:

Cindy Battreall listed the following requested rentals:

Spennichia Nov 17, 2007

September 2, 2007

Battreall- August 3, 2007

Tolan – St. Lawrence 8th Grade Dance - June 8, 2007

Keith- May 26, 2007

Kavanaugh – sponsored by Murphy – 41 Vail's Lake Shore Drive July 7, 2007

Kucmierski – April 28, 2007

Weitzmann – March 31, 2007

Ray Harting made motion, Fred Witte seconded – All in favor

The Board discussed the Pavilion being used more than one time on a weekend. It was discussed that we can take these rentals on a per-use basis. The individual who rents first will be asked if it a problem for them.

Doris Rosado, our cleaning person, would like to use the small room on April 14, 2007 for \$75.00. Ray Harting made motion subject to approval by Jim Andes.

Mary Rubini seconded. Motion passed. Insurance certificate required.

SUNSHINE:

Sue Enos sent flowers to Letizia Diamond (shoulder surgery)

REAL ESTATE:

Tom Duffy reported that Simone Havel needs a letter telling her that drainage must be paid attention to when she re-asphalts her driveway. No Board approval needed.

MEMBERSHIP:

Ellen Mytych made motion to approve membership applications for:

Dorcey/Kowalczyk – 2 Bass Lane – Purchased from Kaul, contingent on septic report and oil tank insurance being received.

Ronnie Waltzer seconded. Motion approved.

Cindy will report in writing at next meeting, the results of any pending appraisals, septic contingencies, etc.

Ellen Mytych made motion to accept membership application from Michael Sowa contingent on receiving the clean septic report, a successful interview and oil tank insurance.

Fred Witte seconded.

Mary Rubini abstains – Motion approved.

COMMUNITY/SOCIAL:

Fred Witte would like to hold a Family picnic again this summer on the blacktop. Fred is looking for a date in July. He needs volunteers to help with this event, as he does with all other events he organizes. Interested volunteers should please call Fred Witte or the office.

Fred would like to organize another Covered Dish Dinner and also needs help with this event. If enough volunteers do not come forward, these events will not be able to happen. A tentative date of June 2nd has been set.

LEGAL:

Nothing to report at this time.

RECREATION/CONCESSION:

Mary Rubini needs volunteers to help out with the concession this summer.

An Easter Egg Decorating Party will be held at Pavilion of either April 1 or 2.

COMMUNITY LIAISON:

Margaret Flannery stated that there would be a Public Hearing on April 19, 7:30 at the Brewster Civic Center regarding Pegasus. She stated that one or two people do not make a difference. We need to show our Vail's Grove concerns about the run-off from Pegasus. She asked for a phone system message to go out to Shareholders to remind them that attendance would be appreciated.

If anyone has any problems with their garbage pick-up in Southeast, please call Michelle 845-279-8206.

INSURANCE:

Bob Gregory has just received Health Insurance information for employees. He will report at next Board meeting with a recommendation.

BEACH:

Claudia McGuinness is considering an "Opening" party for the Beach. Claudia would like a better grade of sand for the beach.

A meeting for the Aesthetics committee will be set up shortly to discuss the Grove and issues at the Garden by the Beach.

OLD BUSINESS:

Margaret Flannery is getting complaints about Parking on Maple Lane. We still need to address putting gravel at the loop on Maple to create better parking.

The next working session will be at the Pavilion on April 4 from 7 – 9:30 pm.

Fred Witte made motion to adjourn meeting

Seconded by Ray Harting

Motion approved

Meeting adjourned at 9:26 pm.