

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

**MARCH 19, 2008**

**CALL TO ORDER:**

Chairperson Waltzer called the meeting to order at 8:07 pm and asked all in attendance to stand for the Pledge of Allegiance.

**ATTENDANCE:**

Cindy Battreall, Assistant Secretary, took attendance. All present except for Victoria Desidero, Secretary of the Board.

**ACCEPTANCE OF MINUTES:**

Tom Duffy had corrections/changes under the Comments & Concerns of Stockholders section regarding the portion about Jim Burns. Changes were noted. Ray Harting also wanted it noted that all lease descriptions clearly state that they are approximate and that it is the only legal description we accept as binding. No other surveys are accepted.

Mary Rubini made motion to approve minutes as amended. Ray Harting seconded. Ellen Mytych and Fred Witte abstained. All others in favor.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

None

**COMMITTEE REPORTS:**

**CHAIRPERSON:**

Ronnie Waltzer reported that the time of the Executive session was extended to one hour so the board can accomplish more in that meeting. The meeting will now be 7 pm until 8 pm. Ms. Waltzer stated that this Board is very interested in ensuring that the Rules and Regulations of the Grove are clear and enforced and the Board is working very hard at this task.

**PRESIDENT:**

Tom Duffy reported that in the Executive session we discussed that fees to be associated with any applications for construction/alterations from here forward. Those fees will range from a minimum \$50 to a minimum of \$350 for major work. These fees are subject to change at any time with notice to stockholders. Also discussed was the enforcement of rules, regarding vehicles parked on leased land beginning May 15<sup>th</sup>. A flip tax is being considered to produce revenue for Vail's and to help avoid future assessments. This would need to be voted on at the annual meeting in September, and would go into effect in January 2009. One stockholder in arrears should be sent to legal.

Ray Harting made a motion to turn over a stockholder in arrears of \$1,902.00 to legal. Tom Duffy seconded. All in favor. Motion passed.

**TREASURER:**

Ray Harting has no report.

**SECRETARY:**

The office will be closed on Friday, March 21 and Monday, March 24<sup>th</sup>.

**REAL ESTATE:**

Tom Duffy made a motion to accept application as submitted by Laura Kaufman, 22 Locust Road, for a bath addition on the 2<sup>nd</sup> floor of her residence, which would actually be a new part of an existing second story. Neighbor letters were sent and there are no concerns from stockholders. Richie Vail, architect for Ms. Kaufman, presented a model of the proposal. The board asked that in the approval letter, we ask for a copy of the building permit when received. Stockholder is hoping to begin construction as soon as all variances and permits are received. Bob Gregory seconded motion. All in favor. Motion approved.

**MEMBERSHIP:**

Simone Havel made a motion to approve application to refinance from John and Joan Myers at 59 Vail's Lake Shore Drive. Tom Duffy seconded. All in favor. Motion approved.

Simone Havel made motion to approve application for refinance from Marianne Collins at 14 Vail's Lake Shore Drive. Fred Witte seconded. All in favor. Motion approved.

Simone Havel made motion to approve application for refinance from Adeline Natiello. Fred Witte seconded. All in favor. Motion approved.

Simone Havel made motion to approve membership application from Robert Tranchida to purchase 11 Orchard Road from Joanne Virag. Mary Rubini seconded. All in favor. Motion approved. The office will confirm that the septic inspector is fully licensed. Mr. Gregory wants to be sure that both Westchester and Putnam inspectors be required to be licensed to inspect our septic systems. The Board decided to accept a septic inspector if they follow the testing requirements of the Grove, which can be obtained in the office, prior to hiring an inspector.

**PUBLIC HEALTH:**

Jack Waltzer suggests that, in view of the fact that we are close to getting a sewer system, the Board might allow homes to sell without the septic inspection requirement that they repair/replace faulty systems. The Board does not agree with this suggestion.

**BUILDINGS & GROUNDS:**

Mr. Waltzer reminds Stockholders that oil tanks require insurance.

Mr. Waltzer would like to commend Jay Moore on the work completed in the small room in the Pavilion. The streets will be swept sometime after Easter. After the sweeping, the drains will be cleaned. The proposals for bids for lawn cutting will be going out shortly. We will not be paving this year. We will rent a hot tar machine instead and with that and cold patching, we should be able to make repairs. The tennis court cracks will be looked at and filled, hopefully to get the courts in playing condition. The drainage issue at O'Loughlins house, 1 Vail Blvd. will be fixed by installing a curtain drain. The existing curb is driving the water down their driveway.

There is a water issue at Duffy, 67 Vail's Lake Shore Drive from the work the coop did on White Oak Lane. Mr. Duffy said that when the water comes down from White Oak, it is coming directly into his driveway. The water has been diverted and is now causing flooding at 67 Vail's Lake Shore Drive when it rains heavily. Mr. Waltzer said that the coop would take responsibility to correct the problem if it was caused by the Coop's work. Mr. Waltzer said that for now, the problem seems to have been solved by "blowing out" the pipes emptying into the lake. A more extensive repair could cost \$5000. Mr. Waltzer defers to the Board to make this decision. Mary Rubini made motion for maintenance to repair the drainage issue as the Maintenance Chairman sees fit. Ray Harting seconded. Tom Duffy abstained. All others in favor. Motion approved.

Mr. Gregory stated that there are a number of streetlights out around the Grove. Mr. Waltzer will see which lights are out and will contact NYSEG.

**PUMPHOUSE:**

Mr. Waltzer reported that everything is fine at pump house.

**PLEC:**

No Report

**WWTP:**

Peggy Boyle states that there has been a flurry of activity at the Grove with an engineer from Stearns & Wheler looking for septic locations. The Peach Lake Coalition asked that the engineer, as he is going to each house, also ask for a bedroom count and how many people are living in each home. Peggy is not sure if both of these questions are being asked. Bob Gregory stated that he was not asked about number of people on each household when approached by the engineer. We had asked the engineer to compile the information as NYCDEP, at the meeting we hosted on February, is requesting that we (The Peach Lake Coalition, both towns and Stearns & Wheler) show evidence for needing a WWTP of a size near 195,000 gallons to suit our community's needs. Paul Greenwood had agreed that the engineer could do this while he was asking the residents about their septic locations. Peggy had asked Sarah from Stearns & Wheler what the status is of this research as it has been some time since the engineer has begun his survey. Peggy does not feel that our concerns and NYCDEP's are now being adequately and expeditiously addressed by Stearns and Wheler. Additionally, the new Map, Plan and Report has been distributed to the regulatory agencies and EFC by Stearns & Wheler. We have not received a copy of that report and its amended cost analysis. Peggy is recommending that the Peach Lake Coalition meet with Stearns & Wheler and both towns. The proposed date is April 2<sup>nd</sup>. Paul Greenwood and Michael Rights can attend the meeting on that date. The intention of the meeting is to follow up with Stearns & Wheler and be sure that the Peach Lake Coalition is involved in every step of this process to see this initiative through.

**SUNSHINE:**

Sue Enos reported about the passing of Peggy Quinn's mother and John Goodman's father. We received a thank you note from Linda Van Scoy and family, and a thank you note from Jim Sheridan and Putnam Community Action Program for our donation in honor of Jim Keirnan after his knee replacement surgery.

**AESTHETICS:**

Ronnie Waltzer stated that a meeting would be held soon for people interested in helping with Aesthetics this year. We are looking for plant donations from stockholders when they start to clean their gardens.

**BEACH:**

Lifeguards are being contacted regarding their interest in working. Claudia reported that there would not be overtime for lifeguards this year. There are many lifeguard applicants. Claudia wants to know the “official” opening date per the board. The Board stated that opening day is Memorial Day Weekend. The lifeguards in their advance preparations need to look for glass pieces and clean up of the general area. The lifeguards need to be given more direction on a daily basis. Protocol needs to be set for what their work expectations are.

**RECREATION/CONCESSION:**

Mary will have more recreation dates set for Saturdays 4 pm – 6 pm. She would like March 29, April 12, and April 26 for recreation time. Cindy will inform about availability.

**COMMUNITY/SOCIAL:**

Fred Witte is going to organize a Covered Dish Supper on April 12 at 6 pm, to be followed by Bingo at 8 pm. The fee for Bingo will be \$20.

**PAVILION:**

Jim Andes made motion to accept application for rental of Pavilion by Jeanne Lee on May 31 for small room. Simone Havel seconded. All in favor. Motion passed.

Jim Andes made motion to accept application for rental of Pavilion by Linda VanScoy on April 27. Tom Duffy seconded. All in favor. Motion passed.

Jim reviewed letter from someone interested in renting the kitchen to make flavored butter for her business. Discussion followed. Fred Witte made motion to deny this request. Ray Harting seconded. All in favor. Motion passed.

Jay Moore will be picking up the piano from Helen Vail, which she is donating to the Pavilion.

Jim read a thank-you note from Kingsleys Market for renting them the Pavilion for their annual game dinner.

**LEGAL:**

No Report

**INSURANCE:**

Mr. Gregory stated that we are discussing the Executive Officer insurance with State Fund. Cindy Battreall reported that Resnick & Newman does have malpractice insurance. Mr. Gregory asked for the name of Insurance Company and Broker.

**COMMUNITY LIASION:**

No report

**OMBUDSMAN:**

Ellen Mytych made a motion to change the rules and regulations, Item 2, CONDUCT, to read:

With respect to unseemly noises, including, but not limited to construction, power tools, and leaf blowers, Stockholders shall not permit these noises to occur prior to 8:00 am or after 8:00 pm.

With respect to noise from barking dogs, Stockholders shall not permit their dog to bark incessantly, i.e., longer than five minutes at any time. Stockholder shall take measures to prevent their dog from barking prior to 8:00 am and after 8:00 pm.

Ray Harting seconded. All in favor. Motion passed. The office will send this to Mr. Becker for his review and comments.

**NEW BUSINESS:**

Ronnie Waltzer stated that Mr. Becker approved the Conflict of Interest Policy that Peggy Boyle presented last month. Peggy would like everyone to “reflect” on this policy, rather than just signing and handing it in. Ellen asked what “duality of interest” means. Peggy wants people to reflect on their responsibilities of being on the Board. She feels that there are times that people should abstain from voting on matters that a Board member has a personal interest in or when a family member is involved. Ronnie asked if this means that Mary shouldn’t vote on an issue that Richie Vail has worked on, Peggy said that if someone is going to gain by this decision, they should abstain. Ellen stated that this is not a conflict because Mary is not gaining from anything Richie Vail does here at the Grove, because the individual stockholder pays him. Mary said that if, for instance, we were voting on Richies’ firm getting work designing something for the Grove, then she would not vote. After discussion, Peggy Boyle made motion that the Board adopts the policy that members sign this policy each year. Bob Gregory seconded. All in favor. Motion passed. The policy is attached as part of these minutes.

Fred Witte moved for meeting to adjourn at 9:44 pm. Ray Harting seconded. Meeting adjourned.