

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

**BOARD OF DIRECTOR'S MEETING**

**March 20, 2014**

**CALL TO ORDER:**

Mr. Ryan called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

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

**ACCEPTANCE OF MINUTES:**

Ms. Myers made a motion to accept the minutes of the January 2014 meeting. Ms. Rubini seconded. Ms. Natiello, Ms. Waltzer and Ms. Myers abstained. All others in favor. Motion approved.

Mr. Ryan stated that there was no board meeting in February due to lack of quorum.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Ms. Nancy Lawlor, a representative of Ambit Energy, made a presentation to the Board regarding saving money on energy supply costs. She would like Vail's to consider changing our electrical supplier from NYSEG to Ambit. In addition, if 15 homeowners at Vail's Grove also sign up for this switch, Vail's Grove would then obtain free energy on our top meter, as long as those 15 people maintain. Ms. Lawlor stated that this is the only energy supplier who offers this. Our bill will always come from NYSEG. Mr. Ryan asked what the savings would be. Patterson Village is saving approximately 2% of their energy supply. This is a guaranteed program. There are no contracts involved. The Grove could switch back anytime we want. If homeowners sign up, not only would they be saving on their homes supply charge, but they would benefit from the Groves saving money as well on our meters. After neighbors sign up, they also can get 15 people to sign up and then they get their energy free. If we do decide to switch to Ambit, we could inform homeowners in the Vail's Voice for them to know about this and give them the option to change.

The Board will discuss and inform Ms. Lawlor of their decision.

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

Mr. Ryan stated that the Board received a letter from Mary Larkin, whose parking area is the road off of Ramp 2, which is not paved. When Ms. Larkin brought the letter into the office, she was informed that that parcel is not owned by Vail's Grove and the office suggested that she try to reach out to the Town of Southeast and/or the State about getting some remediation done on that area. In the meantime, Mr. Moore had already started to fill in some pothole areas to make the area better for the residents who use it.

## **COMMITTEE REPORTS**

### **CHAIRPERSON:**

Mr. Ryan reported the following:

We would like to extend our sincere thank you to Meghan Cassidy and Maureen McHale for their efforts in putting on a fantastic St. Patrick's Day party. Many of the attendees were talking about the party for next year already. As we emerge from a long cold winter, we ask all residents to be aware of the melting snow and ice. The Peach Lake Environmental Coalition (PLEC) is now up and running. We ask all residents to a keep a lookout for the PLEC newsletter.

### **VICE-CHAIRPERSON:**

Ms. Waltzer thanked the Board for getting back to her in a timely manner regarding the awarding of the Water Tank contract to Foleys.

### **VICE-PRESIDENT:**

No report

### **TREASURER:**

Ms. Mytych made a motion to send one stockholder to legal as they are two quarters in arrears. Ms. Waltzer seconded. Ms. Rubini abstained. All others in favor. Motion approved.

### **ETHICS:**

No report

### **FINANCE:**

No report

### **SECRETARY:**

Ms. Battreall read the following:

Please have all submissions for the Vail's Voice to Carol Harting no later than March 25<sup>th</sup>. The Voice will go out with the April quarterly billing and Carol needs time to get it ready for the office. Everyone should me making an effort to have something in the Voice as this is a busy time of year. Any blurb from your committee would be appreciated. Ms. Battreall would like to schedule a two-hour Citizen Preparedness Course to be held in the Pavilion. Date to be determined. This is a free workshop offered by New York State. Each family in attendance will receive a response kit. This would be advertised around the lake and RSVPs would be needed. Ms. Myers made a motion to approve this course. Ms. Rubini seconded. All in favor. Motion approved.

Ms. Myers made a motion to approve the refinance application for David and Amy Janecek of 95 VLSD pursuant to receiving appraisal. Ms. McHale seconded. Ms. Rubini abstained. All in favor. Motion approved.

Ms. Myers made a motion to approve the removal of the name Catherine Perce from the Stock and Lease of 35 Orchard Road, and for the new Stock and Lease to be solely in the name of Maureen Palestrini. Ms. McHale seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Myers made a motion to approve Pavilion rental application from Juliet Aguir for May 17<sup>th</sup>. Ms. McHale seconded. All in favor. Motion approved.

Ms. Waltzer made a motion that the Vail's Grove Board of Directors award the contract to replace the water tanks and renovate the existing pump house to Foleys Pump Service, the lowest bidder on the project. Ms. Myers seconded. All in favor. Motion approved. The initial cost was reduced by approximately \$80,000.

#### **BUILDINGS & GROUNDS:**

Mr. Moore reported the following:

Four new thermostats installed in the Pavilion. Water leak repair at 27 Orchard Road. Excavated by Butler Excavation and the plumbing done by Keene Plumbing. The dump truck had some transmission service done. The generator at the Pump house was serviced with no problems reported. Lawn cutting contracts went out to bid and are due back in time for meeting. We will discuss numbers and make a recommendation for approval. Exploratory discussion about the dump truck. Cost of replacing versus cost of repairs. As spring approaches, we want to remind shareholders that recycle paper leaf bags are only for leaves and grass clippings. No brush and branches are to be in paper bags and will not be taken. This will be enforced. Please pile your branches and brush at the curbside for pickup. Reminder that branches must be cut to no longer than 4 feet in length. Any questions please call Buildings and Grounds office at 914-669-9606. Pet owners please clean up after your pets. Help keep the community clean. We need to discuss how we plan to address property damage caused by the snowplow, specifically, contractor vs. shareholder responsibility.

We will be addressing the Ramp 2 back road with possible use of Item 4.

The lawn cutting contracts came back and we have received three bids. Ms. Waltzer made a motion to hire Salem Landscaping for 2014 season at the price of \$13,125. Ms. Myers seconded. All in favor. Motion approved.

#### **PUMP HOUSE/WATER TANK REPLACEMENT:**

Ms. Waltzer reported that Dennis Stone, project contractor Manager for Foleys Pump Service, expects to begin work at the Pump house in mid-April. He advises us that there will be occasional water shut-offs for brief periods as plumbing lines are connected, but that advance notice will be given to warn shareholders. The financing sources for this project need to be established as quickly as possible.

**REAL ESTATE:**

Mr. Duffy made a motion to accept the alteration application as submitted from Skip Weinstock of 103 Vail's Lake Shore Drive. Neighbor letters were sent to Stevens, Becker and Longo on February 10<sup>th</sup> and received by certified receipt mail on February 11<sup>th</sup>. The motion is made to approve the plans as submitted dated Feb.14th (revised). In lieu of a datum report to establish grade, the southern portion of the existing house that will remain will act as our datum mark. If for any reason this existing portion of the house is determined to be necessarily removed for structural reasons, then this approval is contingent on the applicant submitting a professional datum report from Terry Bergendorff-Collins, to be approved by the Board before any action is taken. Richie Vail presented the plans as Architect. Ms. Myers seconded. All in favor. Motion approved.

**INSURANCE:**

No report

**SUNSHINE:**

Thank you notes from the Bruens/Stevens family, Joan Sheridan and Thomas Ryan were read.

**MEMBERSHIP:**

Ms. Natiello made a motion to approve the rental application for Maryellen LaRocca to rent 29 VLSD from Nick and Julie Stevenson. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to approve an application from James Murphy of Hilltop Lane for a Line of Credit, pursuant to receiving appraisal not allowing for more than 90% to be financed. Ms. Myers seconded. Ms. Rubini abstained. All in favor. Motion approved.

**BOATS RAMP/NORTH END STORAGE:**

No report

**PAVILION RENTAL:**

Mr. McGuinness made a motion to approve rental application from Kerry Feeney for September 6, 2014 for \$1000. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to approve rental application from Melissa Greenspon for June 7, 2014 for \$1000. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to approve rental application from Robert Fischer for May 24<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

Mr. McGuinness made a motion to approve rental application from Robert Fischer for August 2<sup>nd</sup>. Ms. Myers seconded. All in favor. Motion approved.

**LONG RANGE PLANNING:**

No Report

**OMBUDSMAN:**

No Report

**PLEC:**

Mr. Duffy reported the following:

There will be a PLEC meeting on the morning of April 7 with Supervisor Hays and Supervisor Lucas. That same evening will be the regular monthly PLEC meeting at 7 pm. PLEC is co-hosting a spring education event with the Putnam County Cornell Cooperative Extension. Two master gardeners from Putnam County, Cathy Morris and Dianne Olsen will present a program focusing on lake specific plantings and environmentally friendly gardening practices. This 1/2 hour program starts at 7:15 p, and will be followed by a Q&A period. Just think, your planting can help prevent pollution. Don't miss this informative and practical program which is just in time for spring.

There will be a fundraiser "Dance" party on Saturday, April 26<sup>th</sup> at the Bloomerside Pavilion.

**LEGAL:**

No Report

**AESTHETICS:**

No Report

**RECREATION:**

Ms. Cassidy sent the following report:

The St. Patrick's Day Dinner Dance was a HUGE success! Thank you to all who attended the great night. We would especially like to thank Maureen McHale, Rob Norcross, Theresa O'Sullivan and the O'Sullivan School of Irish Dance and Pat Ryan. You each played an important role in the night's events.

The Easter Egg Hunt will be on Saturday, April 19<sup>th</sup> at 1 pm SHARP. Bring your baskets and join us down at the playground!

**BEACH:**

Ms. Cassidy sent the following report:

Lifeguard Applications can now be found on the Vail's Grove website – [www.vailsgrove.us](http://www.vailsgrove.us). Applications are due in the office by May 1.

**LEND-A-HAND:**

No Report

**WELCOME:**

No Report

**PUBLIC SAFETY:**

No Report

**Meeting adjourned at 9:05 pm.**