

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

MAY 16, 2007

CALL TO ORDER:

Chairperson Scott called the meeting to order at 7:40 p.m.

ATTENDANCE:

Present: S. Scott, T.Duffy, R. Waltzer, M. Flannery, E. Mytych, J. Andes,
B. Gregory, F. Witte, R. Harting, J. Lee, P. Boyle.

Absent: M. Rubini, C. McGuinness

MINUTES:

John Lee made motion to accept the minutes from April 18, 2007. Fred Witte seconded. Ronnie Waltzer abstained. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

None

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Sharon Scott summarized a letter received from stockholder Jim Cull, requesting that a committee be formed to discuss the possibility of changing the 20% down payment rule for sales. Jim suggests that buyers would pay their down payment based on credit standing and that the Committee should study the possibility of changing the By-laws about this issue at the August meeting. The Board discussed and has decided that Jim Cull will be told that a committee can be formed and that the Board must get any information regarding this issue 2 weeks prior to a board meeting for review. In addition, there will not be any time constraints on if or when this change is made. Ronnie Waltzer and Bob Gregory volunteered to serve on this committee.

Communication from Dave Bruen (PLEC) asking for funds of \$3102.00 to be given by Vail's Grove for the re-stocking of Carp in the Lake. Motion was made by John Lee, seconded by Fred Witte to send the money. Peggy Boyle, Ellen Mytych, Margaret Flannery voted "No". All others voted "Yes". Motion passed. Vail's Grove will send a check along with a letter requesting a formula being used to receive donations back from Starr Ridge and NWCC, which would decrease the

actual amount that Vail's Grove is giving. The Board hopes, as Dave Bruen had indicated, that the other 2 communities would pay their fair share of this project.

REPORTS:

CHAIRPERSON:

Sharon Scott apologized for "losing it" at the last Board meeting and indicated that it would not happen again.

PRESIDENT:

Tom Duffy reported that the Executive Committee discussed arrears. Cindy will send a note to Mr. Becker asking him for his interpretation of the Proprietary Lease regarding when we should be sending letters to stockholders in arrears.

SECRETARY:

Ronnie Waltzer reported that the Executive Board has approved the Website created by Victoria Desidero. Victoria will be volunteering a number of services for this website at no charge to Vail's Grove, such as 5 hours of one-on-one training, unlimited e-mail support for 3 months, setting up Vail's Voice template, setting up alias E-mail address, etc. The fee to the Website company is consistent with the going market rate. The only on-going fee will be \$50 monthly. Ellen Mytych asked why this issue was not brought to a Board meeting. Sharon Scott stated that because it is within budget and that we are not able to get enough attendance at working sessions. There was a meeting of the Executive Committee and it was decided to go ahead with this project.

TREASURER:

Bob Peyton reviewed the Draft Financials. He has some concerns that he will discuss with our auditor, but said that the statement looks good. Ray Harting made motion to approve financials as presented by Bob Peyton. John Lee seconded. Motion approved.

MAINTENANCE:

Sharon Scott discussed the received bids for paving. Kect prices seemed better than the others. Paving would come out of Capital Expenditures. Ray Harting made a motion to spend an amount not be exceed \$50,000 on a vendor to be determined by Chairperson Scott, Fred Witte and Bob Peyton on paving. John Lee seconded. Motion passed. The roads are Horton, Hickory, Bass, Spruce, White Oak, Fire road between Scott and Myers, Polye, Terrace, Main Entrance down to garage.

Bob Peyton reported on street sweeping- complete, catch basin-completed, most speed bumps are in, coop docks are in, beach docks in, clean-up of beach is in process, water container had been purchased for the truck to do watering of premises, dry hydrants project in process, school shed had been painted.

An electrician was at the North End to look at area for motion detector installation. No prices received yet.

BEACH:

Sand is on order.

MEMBERSHIP:

Ellen Mytych made motion to accept rental application for the Hillner house at 1 Vail's Lake Shore Drive, pursuant to a successful interview. Ray Harting seconded. Motion passed.

Ellen made motion to accept membership application for 9 Vail's Lake Shore Drive. Interview was successful. It was made clear to buyer that any prior alteration approvals will not go along with the purchase and they will need to go through their own approval process. Ray Harting seconded. John Lee started a discussion regarding the need for Septic inspection or any other contingencies prior to approval. Ellen Mytych suggests taking the Septic Inspection out of the Membership Approval process. It must be received prior to closing. Motion is amended to accept the membership application as is. Ray Harting seconded. Motion passed.

Time requirements regarding how often stockholders need to have Septic Inspection will be discussed at a working session.

INSURANCE:

Bob Gregory presented Health Insurance information for the employees of the Grove. The costs for a premium from Oxford for a single person are \$323.00. The cost for a Family Plan is \$1000 a month. Mr. Gregory recommends that the Grove pay 100% of employee and 50% of the Family Plan. Ronnie Waltzer suggests only paying for the employee and then the employee would pay for the rest of family. Ray Harting stated that most of his clients only pay for the employee, not for the

family. John Lee suggests paying 50% of employee and then another 10% each year. Ellen Mytych thinks 100% for an employee is very generous. She suggests 80% for employee and that the employee pays for the family. Mr. Gregory changed his recommendation to paying 100% of employee benefit. Ray Harting seconds. The co-pay is \$15/30 in network. Ray Harting adds amendment to motion to cap the health benefit at \$500 a month and pay 100% of single plan.

John Lee seconded. Motion passed. To be discussed at a working session will be what the policy is for time requirements before an employee can be on the plan.

WWTP:

Peggy Boyle reported that she scheduled a meeting with Peach Lake Coalition on May 4th. Peggy has heard 2 different sets of formulas from the towns. Tomorrow evening, there will be a meeting with the towns to hear what they are suggested regarding how stockholders will be charged.

Another issue discussed on May 4th was the money from Westchester County, which is in jeopardy. Westchester is starting to become impatient and they are concerned that we still do not have a concrete plan. Letters went to Westchester County asking that these funds stay with our project. These letters were sent to approximately 20 different government officials. It was decided at the May 4th meeting to send all Gillen correspondence to Hahn Engineering and Hahn will have a meeting on May 29th with DEP to see if this is a viable offer.

Peggy Boyle made a motion to have an appraisal done on the two-acre parcel. Ray Harting seconded. Mr. Gregory stated that we should not do the first appraisal. We should wait until the towns do appraisals. If we do the appraisal, it will be thought that that is the amount of money we will take for the property. Peggy Boyle removed her motion about the appraisal. Peggy asked that people try to come to the meeting tomorrow night from 5:0 – 7:30 with the two Towns to hear what they propose.

COMMUNITY LIAISON:

Margaret Flannery wants the stockholders to voice their opinion about the cell tower planned for across 121. John Lee made motion for the Board to take a position against the cell tower, citing the various issues why the tower should not be there. Ray Harting seconded. All in favor. Margaret will draft the letter for signature by Sharon and Margaret.

Margaret Flannery made a motion that Sharon Scott signs a letter to DOT about where the run-off from Pegasus is going. Ray Harting seconded. All in favor.

John Lee suggests that the Board – Sharon Scott, send a letter to PLEC – Dave Bruen, asking what their position is regarding Pegasus. Add to working session, hiring an engineer to research the Pegasus issue

PUBLIC SAFETY:

Margaret is continuing to get information about camera system. Ray will look at proposals. \$11,500 is the price from Protection One and they can upgrade equipment on a maintenance contract, rather than buying outright.

North End motion lights – JARS has given a proposal of \$2700, which includes installation of an electrical box down, by the Tennis Courts. Margaret is waiting for more proposals.

Margaret will be sending out a map of the Grove with parking areas delineated on it, prior to July 4th so that stockholders can see where their guests can safely park.

COMMUNITY/SOCIAL:

Fred Witte reported that the Covered Dish Dinner on June 9th is in the planning stages.

Fred discussed the July 4th parade with hot dogs and soda and the possibility of a July 14th Family Picnic.

PAVILLION:

No Report

SUNSHINE:

Cindy read a Thank You note from Terri Dress for a fruit basket.

REAL ESTATE:

Tom Duffy reported about requesting a stockholder on Terrace to submit an application for a fence that she states is temporary. We will follow-up prior to the next Board meeting. The structures cannot be over 48” high.

WATER LINE SUB-COMMITTEE:

Ray Harting said the committee would sit down and start working with the maps shortly.

Margaret Flannery requested that a stockholder on Maple be fined an Improper Use Fee for blocking the roads with incorrect parking. They are also blocking neighbor's driveways. Margaret states that she has several complaints from neighbors about this.

Sharon Scott asked for the documentation to be presented to the office so that we have the proper back up on this issue.

John Lee asked about the white car parked on Orchard and why it is still there. Cindy stated that the registration was not up until the end of April. The Aesthetics Committee will do a walk around to see what items need to be addressed.

John Lee requested that the Board discuss the requirements for Septic Tank inspection for renters and sellers. This item will be added to Working Session items.

Meeting adjourned at 10:45 pm.