

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

May 21, 2013

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:

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

ACCEPTANCE OF MINUTES:

Mr. Cassidy made a motion to approve the minutes from the March 2013 meeting. Ms. Myers seconded. Abstained: Ms. Enos, Ms. Waltzer and Ms. Natiello. All others in favor. Motion approved.

The April 2013 minutes will need to be approved at the June meeting as there are not enough board members from that meeting to have a vote.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. Ms. K. Heuschkel of 72 Vail's Lake Shore Drive spoke about the issues she is having with construction work beginning prior to 8 am at 73 Vail's Lake Shore Drive. She also stated that many construction vehicles are parked on Vail's Lake Shore Drive, which creates a hazard. Both of these items are against the Rules of Vail's Grove Cooperative. The Board discussed this issue and referred it to our Ombudsman, Ms. Myers, to try to rectify.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

Mr. Ryan reported on a communication from a shareholder regarding her concern about a permit for an existing above ground pool at one of her neighbor's homes. It is an issue that will be referred to the Ombudsman to follow up to see if the pool is still there and if there is anything that is in violation.

COMMITTEE REPORTS

CHAIRPERSON:

Mr. Ryan reported the following: As the warm weather approaches, I would like to remind residents that they should be aware of our children and obey the posted speed limits while on the roads of Vail's Grove. As the boating season is upon us, we ask all boaters to be considerate of other boaters. While the lake itself is not under the control of Vail's Grove Cooperative and we can't set rules for the lake, we ask all residents to be considerate of others. Many of our projects, both short term and long term, are progressing nicely and are within budget and time constraints.

Discussion was had about getting more signs about speeding. Mr. Moore and Ms. Battreall will look into this. We would like "Children at Play" fluorescent signs in the shape of a child. Ms. Enos would like a speed bump to be installed by her house.

Ms. Waltzer asked if we found out any information about the Power Squadron, which teaches water and boating safety. Ms. Battreall will continue to look into this.

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No Report

TREASURER:

In Ms. Mytych's absence, Mr. Duffy made motion to send 8 stockholders to legal for collection, as they are two quarters in arrears. Ms. Enos seconded. Ms. Rubini abstained. All others in favor. Motion approved.

SECRETARY:

Mr. Cassidy reported the following:

The office is working on the AWQR with Jack Waltzer, which is due by May 31. The office is busy with three sales and many re-finances. Ms. Battreall and Mr. Cassidy will be working on the assignment of different sections of the Rules and Regulations for Committee Chairs to start reviewing. The following Board members terms are expiring in September: Sue Enos, Frank Cassidy, Patrick McGuinness and Dennis Ryan. We are in need of a new editor for the Vail's Voice. Day to day business continues to be very busy.

ETHICS:

No Report

FINANCE:

Mr. Ryan reported that he did reach out to Paul Lynch, the Engineer for the new Water Tanks/Pump house about possible financing for this project. Ms. McHale, Ms. Mytych and Mr. Ryan met to discuss ways to fund the project.

BUILDINGS & GROUNDS:

Mr. Moore reported the following:

Emergency Road is completed and keys will be provided to some stockholders for emergencies. The Pavilion boat docks are in and others are going in this week (3 new sections were built). Beach docks are almost completely in. Coop docks between 19 and 21 is in. The dock by 91 VLSD is in. The dock

between 95 and 97 VLSD was damaged when being installed. It will be fixed and then installed. Propane tank was installed and the generator is online. Installation of the new swing set should take place the first or second week of June. Boat slip reservations are in and the placement of boats is in progress. Tennis court nets are up. The painting of speed bumps is in progress. We obtained prices for fences, one at the Boat Ramp and one at the North End. Ms. Waltzer made a motion to use Gate Solutions for the fence at the Boat Ramp for the price of \$1675, which will be split between the Grove and John Hillner. Ms. Myers seconded. All in favor. Motion approved. Mr. Andrews made a motion to use Gate Solutions at the price of \$2975 for a new gate at the North End. Ms. Myers seconded. All in favor. Motion approved. Mr. Moore will see if Gate Solutions would consider coming down on the price. Ms. Waltzer made a motion to hire The Granite Company for twice a year maintenance service for the new generator for \$389 a year. Ms. Myers seconded. All in favor. Motion approved. Ms. Waltzer stated that Mr. Moore and Tyler Hanson are power washing the deck and the railing at the Pavilion once the Beach is ready for use.

PUMP HOUSE/WATER TANK REPLACEMENT:

Ms. Waltzer reported the following:

Paul Lynch, the Engineer for our new Water Tanks/Pump House reported that the Planning Board meeting on the 22nd went well. They gave us the referral to the ARB for the 24th. The ARB meeting didn't go as well as we would have liked. A summary follows:

1. "They would like a colored rendering of the building showing what it would look like from the residences.
2. Determine if screening is necessary and if so, place plantings to screen the building.
3. Determine if the propane tanks can be buried to lessen the visual impact of them
4. Determine if the generator can be enclosed.
5. Show site lines to building from nearby residences.

We will take some panoramic photographs from the residences at the end of the road and fit the building to the picture. Based on the photos I will think about where to place proposed plantings (if needed).

Burying the propane tanks will be a costly proposition. First, who owns the existing tanks on site? Someone please research this. FYI, the existing tanks cannot be buried. Our best guess is that this could add \$30,000 to the project easily. If we want we can get a quote for tanks and price this work out in order to have something to back up our claim. I have discussed burying the tanks with Mike Budzinski (PCDH) and he in turn talked to someone at State Health. The answer I got back was that they wouldn't object as propane would evaporate and not contaminate the soil if there were a leak. I'm still looking at pitting them on the opposite side of the building (sewer treatment plant side) to keep them out of view. We informed the ARB that the generator cannot be enclosed. It is air cooled; placing it in an enclosure would not be good. I'm going to place it on the opposite side of the building and try to keep it out of sight. We will be back before the ARB on May 22nd. With regard to finding grants for funding, I am re-emailing a couple of associates".

Ms. Waltzer then reported that we just buried the Propane tank here at the Pavilion. We presently own the tanks at the pump house, but if we do have to bury them, either Suburban could do it, or we could have Suburban bury new ones as they did with the Pavilion. There was no charge for that.

PUBLIC SAFETY:

No report

REAL ESTATE:

Mr. Duffy made a motion to approve the application for a replacement shed from Michael Sowa on Locust. Ms. Myers seconded. All in favor. Motion approved.

Mr. Duffy reported that 84 Vails Lake Shore Drive will be installing curtain drains and blacktopping her driveway.

Mr. Duffy reported that a stockholder inquired about purchasing more shares of land across the road from their house. Mr. Duffy stated that when we re-did the surveys, it was decided that we were not going to be selling anymore shares in the Grove.

Mr. Duffy suggested that we need to have the surveyor come back whenever a Stockholder makes changes to their foundation or re-builds their home and the Stockholder would be required to pay for the survey and give the office a copy. He also suggested that we put into the application for alteration that this new survey must be done.

INSURANCE:

No Report

SUNSHINE:

Ms. Waltzer read a thank you note from Joan Myers and a thank you note from Daisy Troop 2526. Congratulations go out to the John Myers family as their son Henry is now engaged to Tanja Arnold.

TREE:

No Report

MEMBERSHIP:

Ms. Natiello made a motion to approve the rental for the month of June and the month of August of Chip Howe's house at 37 Vails Lake Shore Drive to Bob and Bette Peyton. Mr. Duffy seconded. All in favor. Motion approved.

Mr. Natiello made a motion to approve the re-finance application from Vince and Kerri Tolve. Ms. Waltzer seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the Membership Application from Elizabeth Getter for the purchase of 64 Vails Lake Shore Drive. Mr. Cassidy seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Natiello made a motion to approve the Membership Application from Nina and Lucas Kane for 8 Terrace Drive. Mr. Duffy seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Natiello made a motion to approve the Membership Application from Natalie Longo for the purchase of 105 Vails Lake Shore Drive. Ms. Duffy seconded. Ms. Rubini abstained. All others in favor. Motion approved.

PAVILION RENTAL:

Ms. Myers made a motion to approve a non-resident, non-sponsor rental for Jesse Sorrell on October 19th. Mr. McGuinness seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve rental application from Thomas Ryan at 1 Orchard Road for May 25th. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve application from Juliann Salerno for June 9th. Ms. McHale seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve application from Janet Murphy for July 21st. Ms. McHale seconded. All in favor. Motion approved.

Mr. Cassidy made a motion for use of Pavilion by Jack and Ronnie Waltzer on July 27th. Ms. Myers seconded. All in favor. Motion approved.

BEACH:

Mr. Cassidy reported the following: We are excited to get the beach up and running. The paddle boards, kayaks and life vests have been purchased. We are waiting to hear back from legal regarding the indemnification. Docks and ropes should be going into the water this week. Sand has been ordered. Lifeguards have been hired. The weekend is looking nice weather-wise so we are planning a soft opening for this weekend. This will give the lifeguards an opportunity to get started cleaning the beach and becoming familiar with the rental procedure. Ms. Rubini stated that the indemnification agreement is fine.

NEW BUSINESS:

The Board was presented with a proposal from a few Stockholders for the installation of new basketball hoops. The cost to purchase the hoops will be donated by Ken Sullivan and Steven Roberts. Installation will be done by Dan Mullane, Ken Sullivan and Steven Roberts. There will be no cost to the Cooperative. Ms. Myers made a motion to accept this. Ms. Rubini seconded. All in favor. Motion approved.

REMINDER: If anyone sees anything that needs security attention, please call 911 and ask for State Troopers.

Mr. Cassidy made a motion to approve a slight increase in the Health Insurance coverage for Ms. Battreall. Ms. Myers seconded. All in favor. Motion approved.

Meeting adjourned at 9:40 pm