

VAIL'S GROVE COOPERATIVE, INC

BOARD OF DIRECTOR'S MEETING

May 21, 2015

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:

Mr. Cassidy took attendance:

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

ACCEPTANCE OF MINUTES:

Ms. McHale made a motion to approve the minutes of the March meeting. Mr. Andrews seconded. Ms. Waltzer abstained. All others in favor.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Ms. Carol Harting spoke to the Board. She is concerned about the application requesting approval for an above ground swimming pool. Ms. Harting was concerned about the safety of the pool and did speak to Mr. Deards about it. Mr. Deards told Ms. Harting that the ladder folds and it would make it safer. She was also concerned about the pump and he said that would be under deck. He also stated that there would be no decking around the pool. Mr. Deards also told Ms. Harting that there would not be a cover on the pool while they are not there. Ms. Harting is also concerned about the backwash and where it would go. Ms. Harting also stated that there are underground springs on both properties and she is concerned about the amount of water in the ground. Ms. Harting is very concerned about the safety, especially with teenagers.

This issue will be discussed in the Real Estate portion of the agenda.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

None

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No report

OMBUDSMAN:

Ms. Myers reported about a request that we received. There is a house where one stockholder owns just one share and the other stockholder owns the remainder. There's a request from both stockholders to transfer the one share into Glenn Schattmans name and then he would own the house completely. Ms. Myers made a motion to transfer the one share. Ms. Waltzer seconded. All in favor. Motion approved.

TREASURER:/FINANCE:

Mr. Ryan stated that although the first quarter report is in the packet, since neither Ms. Mytych nor Mr. O'Toole are here, we will put this off until the June meeting.

ETHICS:

No report

SECRETARY:

Mr. Cassidy reported the following:

The Office has been very busy this past month. Ms. Battreall is working on the AWQR – Annual Water Quality Report along with Kathleen Heuschkel. The office had asked Ms. Natiello and Mr. Andrews to please review the membership and rental packets that go to prospective residents to bring them up to date on what we require. The office will then get those revised packets on the website.

The office asks the Board to please come to a decision about the bill from George Hartshorn. Because he couldn't pick up sand/salt from the Highway Dept. of Southeast, we needed to purchase and have it delivered here. In order for him to get it on his truck, he brought a machine here to the Grove for the few winter months. Mr. Hartshorn never came into the office to discuss a price or the fact that he was going to charge us. The office then received an invoice for \$200 a month for a total of \$800. But he had the sand/salt here on the premises. He never had to spend the time picking it up. In addition, his contract states that he can be penalized for being late when doing snow removal. We had a few complaints over the winter about this and we never penalized him. The office suggests coming to a middle ground somehow, but either way, a decision needs to be made.

The office received information from Lucas Kane, a resident here at the Grove, who does work for an energy supply company. The office supplied him with yearly electric bills in order for him to be able to make a proper judgement about the value of switching. Attached is a report from him. It does look like the Grove could save a lot of money on this and I suggest that we make the change as it could be significant.

The office was also busy with the truck rental and all involved in the purchase of a new truck. The office arranged for a rental truck which would normally cost \$700 a week; but a friend was able to get it for us for the month for a total price of \$944. The office is happy that we have finally purchased a truck – and thanks all who were involved, especially Rob Norcross for schlepping up to Syracuse for the pick-up and for working with his uncle on this.

The port a potty had been ordered and will be delivered this week. The Beach phone is turned back on.

The next Vail's Voice will go out with the July 1st quarterly invoices so please start thinking about anything you think should be put in there and inform the office or Carol Harting.

The Board then discussed the information regarding electrical energy supply usage information from Lucas Kane. Ms. Battreall explained how much money Mr. Kane had said we would save over the next two years. Viridian has set rates, unlike Ambit or other providers. Mr. Janacek said that they are a network marketing organization and that they do have a history about changing prices. Mr. Janacek suggested that the Board googles this company themselves to get a better feeling for Viridian. Mr. Janacek said that do have a good rating with CT. Better Business Bureau. Mr. Ryan said we will table this and ask Mr. Kane to come to the next meeting.

BUILDINGS & GROUNDS:

Mr. Moore reported the following: Bell Heating was in for our spring service. No report of problems. It was noted that unit #2 is old and that it is weak but still working. Street sweeping was completed by State Sweeping. Catch basin cleaning is in process. The well line near the tennis court sprung a leak over the weekend. Thanks to David Janacek for the heads up and Kathleen Heuschkel for shutting down that well stopping the leak. The line was dug up by Butler Excavating and repaired by Keene. Flower planting around the coop is in process with thanks to Ronnie Waltzer. The generator at the Pavilion was serviced with no problems reported. The docks are in the process of being installed. Boat slips will be assigned. The new truck is here and curb side pickup will resume as normal. Reminder that branches must be cut to 4 feet in length or less. Leaf and yard debris bags are available in the maintenance garage at no cost. Jacob Battreall is working with B&G for a few weeks helping Mr. Moore.

Ms. Waltzer made a motion to send a letter to Mr. Hartshorn regarding the invoice he sent us and the times that he was late, we feel that we do not owe him any money as we have never penalized him. Ms. McHale seconded. Mr. Cassidy stated to include the fact that Mr. Hartshorn never came into the office to discuss charging us for the machine. All in favor. Motion approved.

Mr. Waltzer then discussed the letter we received from Mrs. O'Loughlin regarding the area where the sand and salt was stored and that she complained about the dead grass in that area and a possible dead tree. Mr. Moore said he will keep an eye on the tree to see if it comes back. Mr. Andrews stated that even if the sand/salt was close to the roots of the tree, the tree would not die in such a short period of time. A letter will be sent to Mrs. O'Loughlin that the sand/salt will be stored in a different place next year. Mr. Moore will also pay attention to the bushes which are of concern to Mrs. O'Loughlin.

REAL ESTATE:

Ms. McHale made a motion to approve the application from Mr. and Mrs. Tolan to expand their kitchen and to install a screened in porch. Ms. Myers seconded. All in favor. Motion approved.

Mr. Duffy was not able to attend the meeting but did send the following statement regarding the above ground pool application:

Mr. Duffy is not making a recommendation since he is not able to attend. He would like the Board to discuss and come up with a recommendation/standard as to if we will allow pools in the future or not. His feeling would be to vote against this application due to the fact that in the future the size and the scope of pools would have no limit. Generally speaking, he would like to limit all pools, 2nd sheds, garages from being built due to the limited size of our land. Ms. Waltzer made a motion to not approve the application from Mr. Paul Deards to install an above ground pool. Mr. Janecek seconded. In discussion, Ms. Waltzer stated that the pool must be filled by a water company and not from our wells. Ms. Waltzer stated that she feels this is a safety issue when the pool is not covered and the residents are only up here on the weekends. Mr. McGuinness said there is a noise factor, discharge factor and safety factor. He also suggested that if we are not allowing the pool, this is something that should be added to the rules and regulations. Vote taken. All in favor to deny.

INSURANCE:

No Report

SUNSHINE:

Speedy recovery to Peter Van Scoy, Claire Bierce and Steven Roberts. Condolences are sent to Jeff and Ellen Ward on the passing of Jeff's mother, Florence Ward. A thank you note from Peter Van Scoy was read.

MEMBERSHIP:

Ms. Natiello made a motion to accept the rental application for 83 VLSD from Karen Bruen for a one-year lease. Ms. McHale seconded. All in favor. Motion approved.

Ms. Natiello made a motion to approve the re-finance application from David Janecek and Amy Kellberg of 95 Vail's Lake Shore Drive. Ms. McHale seconded. Mr. Janecek abstained. All others in favor. Motion approved.

Mr. Andrews made a motion to accept the Membership Application from Suzanne Sullivan for 35 Orchard Road. Ms. McHale seconded. All in favor. Motion approved.

BOATS RAMP/NORTH END:

Mr. McGuinness made a motion to accept a barter from Mr. J. Couillard to store some of his items at the North End until the end of September in exchange for the Grove paying him \$1800 for the installation of the docks, and that he signs a document that the Grove is not responsible for his property. Ms. Waltzer seconded. All in favor. Motion approved.

PUBLIC HEALTH/PUMPHOUSE:

Mr. McGuinness reported that an alarm at the pump house went off for several days in a row at all hours of the day and night a few weeks ago. Mr. Moore and Mr. McGuinness went in and reset the alarm on the panel box as they were available. Mr. Moore called Foleys and they eventually came out to look at the situation. Mr. McGuinness believes that they put in a temporary fix from his last conversation with Mr. Moore. Mr. McGuinness said he is sure he will be able to speak more to the updated status of this alarm issue and what – if anything – needs to be done as a permanent fix if that hasn't happened already.

It was then reported that Foleys has not completed all of the work at the pump house – the insulation has not been installed, the grading around the pump house had not been completed – an in-service with Foleys still needs to be arranged. Money is still being held back.

PAVILION RENTAL:

Mr. Cassidy made a motion to approve the use of the Pavilion from Dennis Ryan on June 13. Ms. Waltzer seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

PLEC:

Ms. Waltzer made a motion to allow access to sites at Vails Grove to do bore tests to make sure there enough depth, as we have received grant money to install special drainage systems/filters. Ms. Natiello seconded. Ms. McHale then said that she would contact Warren Lucas as to exactly where the access sites are and what exactly the access is. The vote will be on hold until Ms. McHale brings the information back to the Board. Ms. McHale will send an e-mail to the office and the Board when she gets the answers.

LEGAL:

Ms. Rubini sent the following report:

Letter was sent to Robert Tranchida requesting payment of 10% of his rental fee since January as well as requesting required forms to be completed and mailed to the office. The office was previously advised that the tenants were friends that were staying without paying rent; however, it seems the owners are receiving \$1900 a month from the tenants. The tenants were previously vetted.

Collection matter on Thomas Maher is ongoing. Mr. Maher has been unresponsive to our letters and demand for payment. Unfortunately, his loan has been sold and we do have accurate information as to the new loan holder, so attempts to collect payment from his bank have not been successful. We need to discuss how to proceed – do we want to “pull the trigger” and commence foreclosure proceeding? Do we want to try to work out a payment plan?

Collection on Patti Goor for unpaid penalties and fines – I spoke with Patti's attorney and he provided me with the verification that any fines or penalties that we imposed on Patti prior to her bankruptcy petition

are dischargeable as a matter of law – only criminal or municipal fines and penalties are not dischargeable – attached is Patti’s accounting of what should be removed from her account.

William and Janet Scully have requested to have their stock and lease changed to remove William Scully. Please approve their request to do so.

Mr. McGuinness made a motion to charge 10% of market rent from January to July 2015 from the Tranchidas, which would be \$190 a month. Mr. Cassidy seconded. Ms. McHale opposed. All others in favor.

We will hold the Thomas Maher issue until the next meeting when Ms. Rubini will be in attendance.

Ms. McHale made a motion to approve the Scully transfer. Ms. Waltzer seconded. Mr. Janecek abstained. All others in favor.

RULES AND REGULATIONS:

No Report

AESTHETICS:

No Report

RECREATION:

No Report

BEACH:

Mr. Cassidy reported that the weather looks good for the weekend. Lifeguards will be on duty only until June 21. Moira Tolan will be returning as head life guard. We would like to welcome back Helen Tolan, Taylor Duffy, Jacob Battreall and Sara Vasquez. We would also like to welcome our newest lifeguard Margaret Tolan. Please review the Beach rules which could be found in the Vails Grove Rules and Regulations. Kayaks and paddle boards are available for rental. We are hoping for a warm and safe beach season. Beach parties will be announced shortly.

The Board reviewed a letter from a stockholder requesting that the grill at the beach be moved to a different location. The Board discussed and we will inform the stockholder that the grill will be remaining in the same location and we will monitor the situation.

NEW BUSINESS:

Joan Sheridan stated that she and Cathy Morris are considering doing a Garden Tour here at the Grove.

Mr. Ryan suggested for us to have an “Honor Roll” at the monument to honor any armed forces veterans or folks presently serving. Mr. Ryan will ask someone to Chair this endeavor.

Meeting adjourned at 9:15 pm.