

**VAIL'S GROVE COOPERATIVE, INC**

**BOARD OF DIRECTOR'S MEETING**

**April 16, 2015**

**CALL TO ORDER:**

Mr. Ryan called the meeting to order at 8:02 pm and asked all to rise for the Pledge of Allegiance.

**ATTENDANCE:**

Mr. Cassidy took attendance:

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

**ACCEPTANCE OF MINUTES:**

Mr. Cassidy made a motion to approve the minutes of the March meeting. Mr. McGuinness seconded. Mr. Cassidy and Mr. Janecek gave Ms. Battreall some changes. Mr. Norcross and Mr. O'Toole abstained. All others in favor.

**COMMENTS & CONCERNS OF STOCKHOLDERS:**

Ms. Lisa Weitzmann of Orchard Road had some questions regarding a Real Estate Application for an addition. She is concerned that this addition will be blocking her view of the lake. She said when the house first went up; she lost a good part of her view. She asked if the house addition was going up as high as the rest of the house. Ms. Myers asked for all plans to be in Board packets. Ms. Battreall noted that request and stated that that request would be followed.

Mr. Duffy moved the Real Estate report to now. He presented the plans to the Board. He explained that the residents want to enclose where the deck is. They want to come out 12 feet by their width and then extend a new deck. Mr. Duffy said the dimensions follow our requirements. They will not go any higher than they are now. The roof won't be flat; it will meet the ridgeline of the other part of the house.

Mr. Duffy stated that the Board does impose certain rules so that the Grove could have control what stockholders do. We now have a 30 foot height restriction for the houses. Mr. Duffy also said that that height restriction is to allow people to invest in the community and it increases the values of the homes. Mr. Duffy made a motion to approve the application from 25 Orchard Road for a two story rear addition alteration to the house; certified letters have gone out to neighbors. Mr. Cassidy seconded. All in favor. Motion approved.

Mr. Duffy made a motion to approve an alteration application from 101 Vails Lake Shore Drive to replace the deck in addition to adding a new area to deck. It is currently 13 x 19 feet, and intends to come out three more feet with steps on the side. Neighbor certified letters went out. Mr. Cassidy seconded. All in favor. Motion approved.

**COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:**

None

**COMMITTEE REPORTS**

**CHAIRPERSON:**

No Report

**VICE-CHAIRPERSON:**

No Report

**VICE-PRESIDENT:**

No report

**TREASURER:**

Ms. Battreall said that the first quarter budget report will be ready for discussion between Mr. O'Toole, Ms. Mytych and Ms. Battreall so that Mr. O'Toole could report at the next meeting.

Ms. McHale asked if we have audits done by someone other than Peter Rossi. Ms. Battreall stated that Mr. Rossi is an independent auditor and that he does an audit every year as required by law. Ms. Battreall explained the audit process.

**ETHICS:**

No report

**FINANCE:**

No Report

**SECRETARY:**

No report

**BUILDINGS & GROUNDS:**

Mr. Moore reported the following:

Street sweeping was scheduled for this week. Trouble with the sweeper has delayed this. Mr. Ryan asked where the contents of the sweeping goes. Mr. Ryan stated to use the dumpster that is near the pavilion. Mr. Moore said we could pay more for them to remove from the site, rather than dumping at the North End. It's always been placed at the North End. Mr. Ryan stated that we do not want to put at North End and that we should place contents in dumpster. Mr. Ryan asked for a tarp to be placed on it.

We are renting a truck while we continue the search for a replacement for our dump truck.

Community dock slip reservations will be available on Monday, April 27<sup>th</sup>.

We met with a manager with NYSEG Energy Efficiency Programs in regard to our street lights. Our objective was to see if there are any options for us to cut costs in our electric bills. LED lights are not an option from NYSEG. Our only option is to reduce the 100 watt hps lights down to 70 watts hps lights.

Example from December

100 watt hps lights @ 6.79 = \$581.10

70 watt hps lights @6.24=\$413.10

Savings of \$1678 for the month of December. Only concern I have is what effect the less watts lights have on our lighting of the streets. Mr. Janecek asked if we could try replacing a few to see how it lights. Mr. Moore said he could try to get that done. If we changed this there would be no cost to us but we would be locked in to these lights for 2 years. A contract would be signed for 2 years. Also, we met with a solar company. We have not received anything back.

Mr. Ryan asked if the light at the garage is on motion or timers. Mr. Moore stated they are on timer. Mr. Cassidy asked if they could be put on Motion Detector. Mr. Moore said we would need an electrician. They are on from sundown to midnight. The basketball courts are on the same schedule.

A company called Enerpath was called for an energy audit for the pavilion to see what options there might be to become more energy efficient. More on this next month.

Mr. Ryan asked about the snow contract for next year. Mr. Moore stated that he, Ms. Waltzer and Mr. Norcross will get together and discuss all possibilities for next year. Mr. Ryan asked Mr. Moore and Mr. Norcross to discuss the Hartschorn bill we received for his machine being here during the winter. He asked for that to be done before the next meeting.

Ms. Myers asked how the roads are after the winter. Mr. Moore stated that we have some damage that needs repairs.

Mr. Norcross reported on the two bids we received for the purchase of the dump truck. He made a motion that we accept the bid of \$1000. Ms. McHale seconded. Mr. Janecek abstained. All in favor. Motion approved.

Mr. Moore was asked to look into the purchase of an ice machine. Ms. Battreall also suggested that we can then sell one of the two freezers we have.

#### **INSURANCE:**

No Report

#### **SUNSHINE:**

Get well wishes to John Goff. Congratulations to Mike Walsh in the birth of his second grandchild, Liam Connor, born on March 13 to Shawn and Sheila Walsh. Congratulations to Moira and Frank Tolan on the birth of their first grandchild, Sean Patrick, born on April 15<sup>th</sup> to Fran and Kerry Tolan.

**MEMBERSHIP:**

Mr. Andrews made a motion to approve the rental application from John Ginsbern to rent 61 Vails Lake Shore Drive. Ms. Myers seconded. Ms. McHale abstained. All others in favor. Motion approved.

**BOATS RAMP/NORTH END:**

No Report

**PAVILION RENTAL:**

Mr. Cassidy made a motion to approve Pavilion rental to Mr. and Mrs. McCarthy for June 27<sup>th</sup>. Ms. McHale seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve Pavilion rental application from Robert Fisher for May 9. Ms. McHale seconded. All in favor. Motion approved.

**LONG RANGE PLANNING:**

No Report

**OMBUSDMAN:**

No Report

**PLEC:**

PLEC Annual Meeting will be held on May 4<sup>th</sup> in the Vails Grove Pavilion.

**RULES AND REGULATIONS:**

Mr. Janecek made a motion to revise rule 14 to the following:

No home in Vail's Grove is allowed to have any piping connected to a septic system or drywell. All household waste water (sewer, grey water) is to be connected to the sewer plant. At the Board's discretion, any violation of this rule shall subject the stockholder to an assessment of an Improper Use Fee of \$100 for each day after notice of such violation and will result in referral to relevant town or county jurisdictions, and assessment of an additional Improper Use Fee of \$25 per day will be imposed. Mr. McGuinness seconded. All in favor. Motion approved.

Mr. Janecek reported that Real Estate and Beach rules are being reviewed by those Chairpersons.

**LEGAL:**

No Report

**AESTHETICS:**

No Report

**RECREATION:**

No Report

**PUBLIC HEALTH/PUMPHOUSE:**

No Report

**BEACH:**

Lifeguard applications are on website. Sand for the beach is being discussed. Ms. McHale asked if we could discuss a different Port a Potty for the Beach. Mr. Ryan said it's up to the Beach committee. Mr. Cassidy said they might extend the sand into the picnic area. Mr. Janecek asked how many man hours there are at the Beach. Mr. Cassidy explained how the two lifeguards during the week overlap their times and on the weekends, three lifeguards overlap, as the weekends are busier.

**Meeting adjourned at 8:54 pm.**