

# VAIL'S GROVE COOPERATIVE, INC.

## BOARD OF DIRECTOR'S MEETING

August 16, 2011

### **CALL TO ORDER:**

Ms. Desidero called the meeting to order at 8:10 pm and asked all to rise for the Pledge of Allegiance.

### **ATTENDANCE:**

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

### **ACCEPTANCE OF MINUTES:**

Ms. Enos made a motion to accept the minutes of the June 21, 2011 meeting. Mr. McGuinness seconded Mr. Cassidy abstained. All others in favor. Motion approved.

Ms. Enos made a motion to accept the minutes from the July 19, 2011 meeting. Mr. McGuinness seconded. Ms. Rubini and Ms. Myers abstained. All others in favor. Motion approved.

### **COMMENTS & CONCERNS OF STOCKHOLDERS:**

1. Mr. and Mrs. Treiling of Hickory Lane spoke about a pipe that was leaking by their house on Hickory. In October 2010, a pipe was leaking and when they came to fix it, the plumber could not find it until he found it at Hickory Lane. Mr. Treiling and Jay Moore were told that the pipe would not last a year and Mr. Moore stated that they will not replace a pipe until it leaks. In May, the pipe started leaking down the hill. The plumber came; they dug down 4 feet and put in all new pipes on Hickory Lane. Mr. Treiling said that Mr. Davies stated he would not have VG replace the wall that was damaged but he would have the road blacktopped. Mr. Treiling stated that he and his sons fixed the wall at their own expense. The original contractor said the road must be blacktopped. Mr. Treiling said that Mr. Davies said he does not have money in his budget and he will only patch it. Mr. Treiling is concerned because he knows they are coming tomorrow and he does not think he should have to pay for this road to be fixed. He stated that he was told that the contractor was asked to produce two invoices. Mrs. Treiling then spoke and said that Mr. Davies said he will only patch the road. Ms. Desidero asked Mrs. Treiling to give the microphone to Mr. Davies, who then proceeded to state that he does not know what the Treiling's are talking about. He went to three contractors and asked if they should patch or repair. Mr. Davies told the contractors they would repair. Ms. Desidero

stated that the road will be repaired, not patched and that there would not be a charge to the Treiling's. The Treiling's stated that they had to deal with this for the past three months. Ms. Desidero stated that we should all recognize that these are all volunteers. Mrs. Treiling said that one thing has nothing to do with the other. Ms. Rubini stated that the repair is the final decision and this does not be to be belabored. Mr. Treiling stated that he was upset about the issue of the two bills.

2. Mrs. Joan Sheridan asked about when she will be hearing from the electrician about the Electrical Panel inspection. The office will put out a Robo-call that the electrician is coming evenings, weekends and sometimes during the day. The office will inform Mr. Partenio that he must have his ID on him at all times. Mr. McGuinness was concerned about Mr. Partenio not having his ID when he went to a home last week. The office will make sure that Mr. Partenio has his ID with him at all times.

## **COMMITTEE REPORTS**

### **CHAIRPERSON:**

Ms. Desidero congratulated Rob Norcross and Amanda Burns on their marriage. Ms. Desidero thanked Sharon Scott for serving as the Chair of the Long Range Planning Committee for the past year. Ms. Scott has resigned from that committee. Desidero will be taking over this committee. Ms. Mytych will remain as Co-Chair. Ms. Desidero stated that Mr. McGuinness will be taking over as Chair of the Real Estate Committee and John Costello will be working on this committee with Mr. McGuinness. Ms. Desidero stated that Town Supervisor of North Salem, Warren Lucas, sent out an-mail today asking people to be aware if they see anyone near the Verizon panels on Bloomer Road. If anyone does see anything, they are to call the authorities and try to get a license number. During the strike there have been many outages in the Peach Lake area.

### **VICE-CHAIRPERSON:**

No Report

### **VICE-PRESIDENT:**

Mr. Duffy reported that in the Executive Session the following was discussed: Landscape Unlimited issues, Boat Storage/North End issue, and the progress of the six-car garage.

### **TREASURER:**

Ms. Mytych made a motion to send four stockholders to legal for collection as they are two quarters in arrears. Ms. Myers seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Ms. Mytych made a motion to raise the rental fee for the six-car garage to \$165 per month per unit. Ms. Enos seconded. The previous charges were \$75 for three of the units and \$100 for three of the units. Local storage areas charge anywhere from \$199 - \$289 per month, although

they are climate controlled units. Mr. Davies stated that the Building Inspector of the Town of Southeast said that it is mandatory to have electricity in the building. Vail's Grove will put in an overhead light and one outlet per bay. If it goes off, a strobe light outside the building will start spinning. Discussion was had about the possibility of putting individual meters for the renters to pay their own electric bills. In addition, there needs to be a contract drawn up between the Grove and the renters spelling out what they can or cannot do in the garages. It was discussed that the office should have a key to each unit. Mr. Davies stated that he needs to know if we want outside lights. There were no lights on the outside previously. Vote was taken. Ms. Myers voted against. Everyone else in favor. Motion approved.

**SECRETARY:**

Ms. Enos reported that the office will be closed from August 29 until September 5<sup>th</sup>. Petitions for Board openings are due in the office by August 19<sup>th</sup> at noon. The five inspectors of election will be in on Friday August 19<sup>th</sup> to inspect the petitions. Meters will still be discussed. Ms. Rubini, Ms. Enos and Ms. Battreall will work on a lease.

**SUNSHINE:**

Ms. Enos reported that Janet Scully is recovering from surgery for a fractured shoulder. We wish her a speedy recovery. Also, Ronnie and Jack Waltzer's son-in-law passed away and we all keep Ronnie and Jack in our prayers.

**BUILDINGS & GROUNDS:**

Mr. Davies reported on the leak on Terrace. It was due to a water leak, not a dam. It was never detected with any chlorine. It was detected when the water was tested in a lab. There was also another water leak on Locust at the same time. Mr. Duffy said that Stearns & Wheeler would like a letter stating that they had nothing to do with these leaks. Mr. Duffy said that he would take care of that letter, including thanking them for their quick response. Ms. Desidero stated that Mr. Davies never stated that S&W GHD was not responding to us. Mr. Davies asked Mr. Duffy when Arben is planning to be finished here at the WWTP site? Mr. Davies is concerned about the areas that have been used and when they will be refurbishing this area. Mr. Duffy will find out about this.

Mr. Witte asked Mr. Davies to ask an electrician about looking into the wires on the Pavilion roof that melt the ice in the winter,

Ms. Desidero would like it in the minutes that Mr. and Mrs. Treiling have called Ms. Desidero and were rude and abusive to her on the phone and that Mrs. Treiling was told that Mr. Davies is not a shareholder in the Grove and that he shouldn't be telling them how money should be spent and that he will not be Chair of B&G for much longer.

**REAL ESTATE:**

No Report

## **INSURANCE:**

Mr. McGuinness reported that we received the \$79,000 check and the garage is presently being worked on.

## **MEMBERSHIP:**

Mr. Ryan made a motion to approve the re-finance application for Marie Fagan, subject to receiving an appraisal. Ms. Enos seconded. Ms. Rubini abstained. All others in favor. Motion approved.

Mr. Ryan made a motion to accept a Membership Application from Mr. and Mrs. Romanelli to purchase 22 Locust Road. Ms. Enos seconded. Ms. Rubini abstained. All others in favor. Motion approved.

## **BOAT RAMP:**

Mr. Ryan reported that his committee met early in the spring and discussed some issues. Mr. Davies will help arrange for brush hogging the area. One concern is availability of space which might get better after the brush hogging. There are shareholders that have many items stored down there and Mr. Ryan stated that he would like to make a motion to limit storage to three items based on availability. Ms. Myers seconded and Mr. Duffy asked if RV/Trailers would be OK? Mr. Ryan said this would be publicized in the Vail's Voice and individuals will be approached about their items. Vote taken. All in favor. Motion approved. The weeds are very high down there and when Mr. Moore returns from vacation, Tompkins will be asked to help with this.

## **WWTP:**

Mr. Duffy stated that Sean Partenio had inspected approximately 50 electrical panels in the Grove and will be giving the office the survey forms. Mr. Partenio hopes to be finished with his project within a few weeks. Mr. Duffy stated that Sarah Cwikla stated that the leaf retention area will be restored by the time leaves start falling. Electrical hookup should be complete by Dec/Jan and then Grinder Pump bids will go out. Hopefully, in January/February the Grinder Pumps will start to be installed with people coming on line, gradually, at that time. Hopefully, by September 2012 everyone will be on the system. It will take 6 months from the 1<sup>st</sup> grinder pump until the finish.

## **PAVILION:**

Mr. Witte made a motion to approve a rental application for the small room from Dan and Julie Collins on August 20th. Mr. Ryan seconded. All in favor. Motion approved.

Mr. Witte made a motion to approve a rental application from Lisa Weitzmann to use the small room on August 27<sup>th</sup>. Ms. Myers seconded. All in favor. Motion approved.

## **LONG RANGE PLANNING:**

Ms. Desidero discussed that there are three issues still outstanding regarding the retainage from Landscape Unlimited. Ms. Rubini made a motion that Ms. Desidero, Mr. Witte and Ms. Battreall will look at the tape to determine if Ken Sullivan's gutter was the fault of Landscape Unlimited; Vail's Grove will retain \$300 on the issue at 17 Vails Lake Shore Drive to be paid to the renter, and no money will be held on the issue at 14 Vail's Lake Shore Drive. Mr. Ryan seconded. After the tape is viewed, we will pay Landscape Unlimited the rest of the retainage minus the monies we will keep.

Susan Callahan of 17 Vail's Lake Shore stated that Landscape Unlimited never offered to fix her problem and that Mark stated that he was going on vacation for 2 weeks. She is upset that she is only getting \$300 reimbursement. Ms. Desidero stated that at some point LU did offer to do the work. Ms. Desidero also stated that Ms. Callahan hired people who were unlicensed and the Grove could never approve that. Vote taken. All in favor. Motion approved.

## **OMBUDSMAN:**

Ms. Rubini stated that we had received a letter about a car parked in a Cooperative lot that some neighbors would like removed. The Board discussed and, as this vehicle is a registered vehicle, we will not ask the stockholder to move the vehicle. Ms. Rubini and Ms. Battreall will work on a letter in response to this complaint.

Ms. Rubini discussed a previous complaint about a neighbor running a business out of their home. Ms. Rubini will send this person a letter asking them to please hold down the noise level and to meet his workers elsewhere.

## **LEGAL:**

Ms. Rubini reported that she did send a letter to S&W GHD about the taking of our property with our counter offer for fees. The letter was sent out on August 5 and hand given to Sarah Cwikla on August 8. Ms. Rubini will follow up in a week.

## **RECREATION:**

No Report

## **SOCIAL:**

No Report

**AESTHEHICS:**

No report

**PUBLIC HEALTH/PUMPHOUSE:**

No report

**COMMUNITY LIASON:**

No report

**BEACH:**

Mr. Cassidy suggested that we move the Soda machine from the Pavilion down to the Beach as a way of making some money for the beach. Mr. Cassidy made a motion to this effect. Ms. Enos seconded. All in favor. Motion approved. There will be announcement if there will be any more functions at the Beach.

**PUBLIC SAFETY:**

No Report

**LEND A HAND:**

No Report

**WELCOME:**

No report

**NEW BUSINESS:**

Discussion was had regarding the items still on the S&W GHD punch list. Mr. Davies stated that we had a problem with a curb stop under pavement at 3 Vail's Lake Shore Drive. Ken Kohlbrenner had informed Jay Moore to hire our vendor to repair this and to send the bill to S&W/GHD.

Mr. Davies also stated that we have a one-year guarantee on sewer pipes and connections. The manholes are full of water. Mr. Davies said that Mark Grzella from S&W/GHD has stated that there should not be water in the manholes. Mr. Davies stated that there are many manholes. It

was suggested that a letter go to S&W/GHD about this issue. Mr. Davies will draft a letter and Ms. Desidero will review.

Mr. McGuinness asked about the monitoring of Oil Tank Insurance by the office. Residents who have oil tanks are required to have insurance and are asked to give the office a proof of coverage each year. The office will follow-up on this issue. It will go out on a robo-call, on the website and in the next Vail's Voice. In addition, the office will contact Pro-Guard, which holds the majority of these policies and ask them who is up to date on coverage.

Meeting adjourned at 9:40 pm.

