

VAIL'S GROVE COOPERATIVE, INC.
BOARD OF DIRECTOR'S MEETING

AUGUST 19, 2009

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 8:09 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Secretary Victoria Desidero took attendance. Ronnie Waltzer, Victoria Desidero, Ellen Mytych, Sharon Scott, Sue Enos, Tom Duffy, Fred Witte, Rob Norcross, Jim Andes present. Mary Rubini, Frank Cassidy, Joan Myers absent.

ACCEPTANCE OF MINUTES:

Victoria Desidero made motion to accept the minutes of the July 2009 meeting. Sue Enos seconded. All in favor - Fred Witte, Tom Duffy abstained. Motion passed.

COMMENTS AND CONCERNS OF STOCKHOLDERS:

Bruce Thompson, Building Inspector of the Town of North Salem, thanked Vail's Grove for allowing him to attend the meeting to address the Board about various issues. Mr. Thompson first spoke about the legalization/amnesty program begun by the Town of North Salem. The residents of the Town of North Salem will have until the end of 2009 to obtain the required permits and inspections for any building work they have completed without prior permits issued. If the residents do not get this completed by the end of the 2009, a fine of \$1500 will be assessed, in addition to the required fees. Residents should go to the North Salem Town offices to identify what is on file for their property. If any work completed is not recorded, residents will need to obtain the permits. If work was completed done prior to 1961, this qualifies for a pre-date letter, which has a cost of \$150. Any roofing work done prior to 2007 is not a concern. Mr. Waltzer asked if ordinary repairs require permits, such as replacing deck material and the answer was no. But, if you are replacing deck joists, you do require a permit. Mr. Thompson stated that Stockholders who reside in North Salem can contact him if there are any questions regarding this amnesty issue.

Mr. Thompson then discussed the Storm Water Issues. He requested that Vail's Grove get one or two volunteers to become involved with the Town of North Salem regarding storm water issues. This would involve having a map of Vail's Grove showing catch basins, drains and possibly sump pumps. The Town has had an audit by the DEC as a benchmark for the future audits that occur. Mr. Thompsons' title is Storm Water Management Officer, which means he will be communicating with the residents of the town regarding this issue. Mr. Waltzer asked whom Mr. Thompson works for and Mr. Thompson advised he reports to the Town Supervisor or the Zoning Board of Appeals, depending on the issue.

The goal is to get rid of the run-off, which adds to poorer water quality. It is his belief that the Town is working with different government agencies on getting whatever grants are available to help with the storm water issues. The town has located catch basins via GPS, and this information is now in a log book. He suggests that Vail's Grove consult with the Town prior to completing the requested map of Vail's Grove showing catch basins, drains and possibly sump pumps. Jack Waltzer stated that most of the problem is the run-off from Route 121 which is a State Road. Mr. Waltzer also asked who the contact person is in North Salem. Mr. Thompson stated that all towns would need to adopt the MM4 as a DEC model. He requested to meet with Ronnie Waltzer in the near future to see if anyone at the Grove has stepped up to volunteer to work on this.

The last issue that Mr. Thompson discussed was zoning in the Town of North Salem. When the sewer system is in, residents will want to make more improvements and additions. The restraints that are presently in force will not be in force anymore. Mr. Thompson believes that it is in the best interest of Vail's Grove to have the entire Grove surveyed individually, sooner rather than later. It would be a good time financially to have these surveys done by one surveyor. The Town might not accept the Coop's measurement some day.

In closing, Mr. Thompson asks for the Grove to get a group together to work with the Town Committee on zoning issues. Ronnie Waltzer said she would work on that.

Mr. Gregory then spoke and stated that Mr. Thompson is a very good person for the Grove and the Town.

Mr. Gregory also stated that the notice of vacancies for the Board is inaccurate. His first reaction would be to postpone the election and that, if the Board desires, he can discuss this issue with the Secretary. Victoria Desidero stated that she is aware of his concerns and that an additional notice of vacancies was posted all through the Grove, regarding the additional one-year term available. Mr. Gregory asked if anyone has come forward to ask for the one-year term. Victoria Desidero stated that since we have received only three petitions, those three members would all serve three-year terms.

Joan Sheridan took the floor and inquired if the Pavilion could be used for residents who are interested in playing poker. The Board answered that using the Pavilion would be fine as long as the time and day is available and she should check with the office.

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer reported that she is not seeking the Chair position in the next term. She thanked the entire Board for their help and support over the past two years and said this was a great experience for her.

VICE-CHAIRPERSON:

Tom Duffy reported that in the Executive Session, the board discussed rules and regulations and some possible new sales. Mr. Duffy made a motion to send two Stockholders in arrears for two or more quarters to our attorney for collection proceedings to begin. Victoria Desidero seconded. All in favor. Motion approved.

WWTP:

Tom Duffy stated that Peggy Boyle wants to hold a ceremonial groundbreaking in October with the communities and Town Officials.

The subdividing of land needs to happen prior to closing. The EFC will not release funds until the land closing occurs. They must break ground in 2009 to get the money. The State must use this money or they lose it. We are very fortunate that these monies are being released to us.

SECRETARY:

Victoria Desidero reported that the office is very busy with annual meeting preparations. She stated that Cindy Battreall is doing a fabulous job. The office will be closed next week, as Cindy will be on vacation.

AESTHETICS:

No Report

TREASURER:

No report

OMBUDSMAN:

No Report

LONG RANGE PLANNING:

Sharon Scott reported that Long Range Planning, with assistance from Building & Grounds, compiled a list of projected projects. Those being: Water main replacement from Ramp 2 - Pavilion. The committee is working on bids. The committee is also working on a spec packet for new water tanks. The possibility of a new truck is on the list, as well as, the possibility of the Tennis Courts being repaired and painted in the spring of 2010. Three new items being discussed are a Cabana at the Beach with a shower and toilet, a Pavilion Dock Renovation requested by the Real Estate Committee and surveys of stockholders properties per request by Tom Duffy and now, Bruce Thompson. Tom has spoken to Bergendorf-Collins and they gave a ballpark price of \$350 per parcel. They will access where the house is situated. Terry Bergendorf-Collins will get back to us with a full proposal for surveys and rights-of-way. Victoria Desidero stated that we couldn't make a motion on any of these issues until we have a closing and get the money. The Board can always hold an emergency meeting. Ronnie Waltzer thanked the Long Range Planning meeting for a stellar job.

BUILDINGS & GROUNDS/ PUMPHOUSE:

Jack Waltzer stated that he has nothing more to add to his report for his annual report. He also thanked Anne Marie Keiley for her pie.

Mr. Waltzer has spoken to Stearns & Wheler and the Westchester County Department of Health and there should be no problem if we do want to install a cabana with a bathroom. Tom Duffy asked if this would be a Capital Improvement. The accountant would need to determine that. Mr. Duffy asked if the pipe at 67/69 was considered a repair or a Capital Improvement. Jack Waltzer and Ellen Mytych stated that the accountant would need to answer that as well.

PUMPHOUSE:

Mr. Waltzer stated that all is fine at the Pump House. Kathleen Heuschkel now has keys and is already checking the pump house on her own. Ronnie Waltzer thanked Kathleen Heushkel for calling Jack Waltzer to arrange for her training to lighten the load. Kathleen Heushkel is now also interested in taking the Class C Licensing Class.

COMMUNITY LIASION:

Mr. Gregory has added into his portion of the annual report a call for volunteers to serve as additional Community Liaisons and asks that interested parties contact him for more information.

LEND A HAND:

No report

PUBLIC SAFETY:

Ralph Matachierri said that the weekends are getting busy and discussed the issue of locking the chains at the Beach with Rob Norcross. Victoria Desidero asked why the parking area is not locked at the Beach. Rob Norcross stated that it's open so that residents can park there overnight, and this is not a problem because there is no issue with kids coming down to be on the Beach at night. Ronnie Waltzer suggested keeping the parking area to Beach parking during the day and at night allowing residents to use the area. Victoria Desidero is concerned about liability issues with that parking area. The issue will be researched before a decision is made. Cindy Battreal will ask Claire Navin about the insurance issue.

INSURANCE:

No Report

PAVILION:

No report. Ronnie Waltzer thanked Jim Andes for serving as Pavilion Chair and for his service on the Board as he has chosen not to run for office again.

RECREATION/SOCIAL:

No report

LEGAL:

No Report

REAL ESTATE:

In Joan Myers' absence, she sent a report regarding her findings about a tree on Hilltop Lane. Ms. Myers determined that the tree was indeed on the Cooperatives' Right-of-Way and Jack Waltzer will take care of its removal.

MEMBERSHIP:

Hank Myers will be inheriting Theresa Myers' house at 10 White Oak. As we did with the Costello estate, Mr. Myers will be able to rent it prior to the three-year rule due to financial hardship. He will either sell the house or transfer it to his children within one year's time so that he does not violate our rule about owning two houses in Vail's. Hank does not need to be vetted, as he is a current stockholder in good standing. The membership committee approves the transfer and the exception to renting prior to the three-year rule. Victoria Desidero seconds the motion. All in favor. Motion approved.

Sue Enos made a motion for James Murphy to re-finance as long as the loan does not exceed 80% of the appraised value. Victoria Desidero seconded. All in favor. Motion approved.

SUNSHINE:

Sue Enos reported about the passing of long time resident Ann Gaye. Ann was the mother of Patricia Tompkins and grandmother of Kevin and Brandon Tompkins. Get well wishes to Jim Sheridan, who is suffering from a back issue. Congratulations to Annemarie & Jack Keiley on the arrival of their new granddaughter, Kayleigh Rose. Congratulations to Ellen Watson on her recent marriage to Jeff Ward.

BEACH:

Rob Norcross reported that the Beach has been running smoothly. The Sunday brunch was very nice and well attended. Donations of chairs and tables are always appreciated.

The Tennis Courts nets are up and all is in working order.

Sue Enos made a motion for the meeting to be adjourned at 9:30.