

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

June 19, 2012

CALL TO ORDER:

Ms. Waltzer called the meeting to order at 8:00 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

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

ACCEPTANCE OF MINUTES:

Ms. Enos made a motion to approve the minutes from the May 2012 meeting. Mr. McGuinness seconded. Ms. Mytych asked for a statement to be added regarding her question last month of keeping track of how much money is owed to Vail's Grove from GHD for using some of our land. Vote taken. Abstain: Ms. Myers and Ms. Rubini. All others in favor.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. Mr. Guldan of Maple Lane spoke about his concerns about a situation on Maple Lane, where neighbors seem to be taking in others who need help. There was an incident a few nights ago and Mr. Guldan was very concerned about the issue, as some of the people who were up there stated that their address is Maple Lane.
2. Mr. Andrews of Maple Lane discussed the same situation about the domestic issue. In addition, the grass had not been cut and clippings are all over. There is garbage on the property. Ms. Waltzer stated that if shareholders do not maintain their property, Mr. Andrews needs to write a letter about their complaints and send it to the office.
3. Ms. Petroff of Maple Lane said that random people are moving in and out of the house in question. She is concerned for her son, as the man who had issues last week, followed her son around and someone is walking around aimlessly.

Ms. Waltzer responded that Ms. Munroe and her fiancée take in people to help them and they had stated to the office that they will not be it doing any longer for the safety of themselves and their neighbors. The neighbors did state that the young man did come back to the house 3 days later. Mr. Guldan stated that someone needs to FOIL the police report. Mr. Duffy stated that we could fine Ms. Munroe for her guests behaving improperly. Ms. Petroff was informed that she needs to put all these issues into a letter about her son being frightened by this situation.

4. Ms. Myers made a motion to allow for a Fishing Tournament to be held on Peach Lake and organized by Ken Sullivan. The boats are owned by people known to Mr. Sullivan

and will be a one-day event. A donation of \$1000 will be made to the Grove. Ms. Enos seconded. All in favor. Motion approved.

5. Ms. Waltzed discussed receiving a letter from Peggy Boyle, asking the Board again if the Ribbon Cutting ceremony could be held at our Pavilion on October 27th. Ms. Enos made the motion to approve. Mr. Ryan seconded. Motion approved. The event will be held at the Vail's Grove Pavilion, with Vail's Groves donation being the Pavilion, and the other communities paying for the rest of the celebration.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

COMMITTEE REPORTS

CHAIRPERSON:

No Report

VICE-CHAIRPERSON:

Mr. Duffy stated that in Executive Session, we discussed that Grinder Pumps will be starting to be installed in a few weeks. Mr. Duffy made a motion to rescind Rule 14 and any other rule requiring septic inspection, due to the fact that we will no longer have septic. Ms. Myers seconded. All in favor. Motion approved.

VICE-PRESIDENT:

No Report

SUNSHINE:

Ms. Enos reported that Mary Becker and Michael Davies both recently underwent procedures and we hope they are recovering nicely. We will sorely miss our long-time plumber, Steve Keene, who recently passed. Ms. Enos reported that we received thank you notes from Nancy Carney, Michael Davies and Janet O'Loughlin.

TREASURER:

No Report

ETHICS:

Ms. Mytych discussed criminal background checks and made the following motion:

"Adults who move in with current stockholders need to be vetted, other than immediate family. Immediate family is spouse, parent, sibling and child. Use and occupancy of the leased premises for more than three months by any other person or persons, except bonded health care providers, shall be deemed unauthorized subleasing. A criminal background check is required for adults (18 years or older) who are not immediate family." Ms. Myers seconded. This will change our

present rule and portion of the proprietary lease. The Stockholder will pay for the criminal check and, if they do not pay this charge, the amount will be added to their account. Paper vote was taken. 7 for, 2 against. Motion approved.

SECRETARY:

Ms. Battreall reported for Mr. Cassidy. The office is waiting to hear back from Bruce Thompson, Building Inspector for the Town of North Salem, regarding the phone in the kitchen. Bruce is checking to see if we are required to have the phone. The office will be closed on Monday and Tuesday, June 25th and 26th. The office has stated that the Annual Meeting will be on September 16th. At this time, the office has heard from only one person who would be interested in paying an additional fee to be able to use credit card for quarterly charges.

BUILDINGS & GROUNDS:

Mr. Moore did not attend the meeting but the following is his report.

Buildings and Grounds has hired seasonal help. His name is Tyler Hanson. The docks are in with a few modifications; thanks to Michael Davies and John Costello for their help. Two more docks are being made to accommodate the growing need for dock space. More may be built if the need is there. Beach sand was added to the beach. The swim float, swim buoys and rope floats were installed by Buildings and Grounds with the help of Rob Norcross. The beach docks were welded and repaired and new legs and brackets were added to stabilize the dock. Flowers on the back deck of the Pavilion were arranged by Buildings and Grounds. Garden work is ongoing. There was a water leak emergency on the Sunday of Memorial Day weekend. There was a two inch water main that blew out by the Pavilion and Locust. The leak was found and a temporary repair was performed as there was no way to get the required parts. The leak is not permanently fixed. Tim Butler was here on the day of the emergency and did not charge us additional fees for a Holiday /Sunday charge. Steve Keene, our plumber, passed away the day before the leak, but his son Nick Keene who worked with him, responded to our emergency because he felt his father would have wanted him to. The Grove thanks both of these contractors and especially Nick for coming to our aid at such a sad time.

There was a water leak investigation in front of 89 Vail's Lake Shore Drive. The water was previously tested by a lab and their conclusion was that the water showed no signs of being drinking water. What started out as a potential ground water leak problem turned into a water leak. The leak was found to be off the six inch main in the supply line to 89 VLSD, which makes it the Grove's responsibility. The leak was fixed with new pipe and new fittings.

Last month the Board approved a contractor for lawn cutting. This contractor, after starting the job, felt that he underbid himself and the job was too much for him. Ms. Enos then made a motion to hire Salem Landscaping to be the Lawn Contractor at a price of \$345 per cut. Mr. Ryan seconded. All in favor. Motion approved.

REAL ESTATE:

Mr. Duffy made a motion to approve the application for a 10 x 10 shed from Jack Keiley at 5 VLSD on the northern side of the property. Ms. Enos seconded. All in favor. Motion approved.

INSURANCE:

No Report

TREE:

Mr. Norcross discussed the report from the arborist and said that some trees need to come down. Mr. Norcross received three bids for the tree removal and made a motion to award the job to Tompkins for the price of \$4750, which included chipping and removal of all debris. Ms. Enos seconded. All in favor. Motion approved.

MEMBERSHIP:

No report

BOAT RAMP:

No report

WWTP:

Mr. Duffy reported that there was a meeting today regarding grinder pumps. Joken Development, who is the contractor for the town of Southeast, received notice to proceed. They have 6 months to complete the job. They are scheduled to start work the week of July 4th and they are expecting to do 2 homes a day. Ms. Rubini then reported that she never signed a waiver and acceptance from GHD regarding the \$8500 they were offering for using our property, as they are to be paying us \$500 a month for each month until the property is restored to original condition, which has not happened yet. Mr. Duffy asked Ms. Rubini to send a letter to GHD to that effect.

PAVILION MAINTENANCE:

No Report

PAVILION RENTAL:

Mr. Ryan made a motion to approve the application from William Carroll of 7 Hilltop Lane to rent the Pavilion on July 21. Ms. Enos seconded. All in favor. Motion approved.

Mr. Ryan made a motion to approve the application from Daniel and Karen Mullane of 18 Vail's Lake Shore Drive to rent the Pavilion on June 30. Ms. Enos seconded. All in favor. Motion approved.

Mr. Ryan made a motion to approve the application from Eileen Dorcey of Bass Lane to rent the Pavilion on July 7th. Ms. Enos seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

OMBUDSMAN:

No Report

LEGAL:

Ms. Rubini stated that she did send a letter to Ms. Munroe about having her cousin vetted.

RECREATION:

Ms. Rubini reported that the July 4th parade will start at 11 am at the tennis courts to be followed by hot dogs at the Pavilion.

AESTHETICS:

Ms. Waltzer thanked Cathy Morris and Jay Moore for doing the plantings they did around the Grove. She greatly appreciates their efforts. Ms. Waltzer reported that she will get the blinds for the garage windows next week.

PUMPHOUSE/PUBLIC HEALTH:

Mr. Waltzer sent the following report:

Early this Sunday morning at approximately 0600 am, I was awakened by the pump house emergency phone system announcing a problem at the pump house. P. McGuinness, K. Heuschkel and J. Moore received the same telephone alert. Before I could leave for the Pump house, Jay Moore called and advised that he was on his way and, as I arrived at the Pump house, I was joined by Pat and Kathleen. The only signs of a possible problem were #1 boost pump on and extremely hot, system pressure low normal and low storage light illuminated; a visual check of the sight glass indicated we had lost between 10 and 15 hundred gallons of water. I called Jay Moore who advised me the possible problem was a blown main near the pavilion which had had a slow but increasing leak during the previous several days. We shut down boost #1 and manually put boost #2 on-line to maintain system psi and allow #1 to cool. Kathleen and I proceeded to the Pavilion where we discovered massive flow near the DeVitt house. I asked Jay Moore to shut down the local valves immediately upstream from the leak to preserve water and see who we could get in to work the Sunday before Memorial Day. He was able to get Tim Butler to respond with a helper and equipment. Unfortunately, and sadly, the plumber we usually use, who would have likely also responded, Steve Keene, we were informed, had passed away suddenly Saturday morning, so I advised Tim Butler to do any necessary repair, and we would uncover the work and have a licensed plumber look at the fix on Tuesday. Now, let me

personally thank, and tell the Board that Mr. Keene's son, Nick, knowing his father would have wished it, showed up to do the plumbing work. (I believe that the Board should remember the Keene family with an appropriate sending of fruit and/or flowers as soon as we determine what arrangements are being made for the interment.) After considerable digging, the leak was located in the 2 inch main opposite the Pavilion. A temporary fix was made using on-hand parts which don't exactly fill the bill, and we will have to wait until Tuesday when the proper parts can be obtained. In the meantime, the holes have been back-filled and all residents downstream have water service although there is still some small leakage from the temporary repair.

I wish to publicly thank Ms. Heuschkel and Mr. McGuinness (NY Licensed Operators) for their prompt and valuable assistance during this emergency.

Unrelatedly, I would also like to thank Cindy Battreall for her usual valued assistance in completing the 2012 AWQR (for calendar 2011) which was due no later than 5/31 and sent to the required State and County recipients this week. You will recall, the AWQR serves as the Pump House Committee Annual Report each year.

PUBLIC LIASION:

No report

BEACH:

The beach will be open daily starting on June 13. The hours are from 10 am until 7 pm. We remind everyone that they are responsible for their guests. There are to be NO DOGS at the beach at any time. Children 10 and under should not be left at the lake unattended. The lifeguards are not there to babysit. We also ask that everyone read the Rules and Regulations. The dates of the beach events are: June 29 – Cocktails, July 13 – Tacos and Tequila, July 28- Kids Day, August 10- BBQ at the lake; August 19- Brunch, September 2- Good Bye to Summer. There will be organized daily beach activity on Tuesdays and Thursdays starting June 26 at 1 pm.

Ms. Waltzer asked for a motion to replace the existing shed at the beach. Ken Sullivan has graciously volunteered to demolish the old shed and then retro fit the new one according to our needs. Ms. Enos made the motion to spend between \$3000 - \$4000 for the new shed. Mr. Ryan seconded. All in favor. Motion approved.

PUBLIC SAFETY:

No Report

LEND A HAND:

No Report

WELCOME:

No Report

NEW BUSINESS:

Mr. Guldán then discussed the lawn mowing at the Sewer Treatment Plant. He asked Mr. Duffy to speak to Warren Lucas about the area behind the plant to see who is responsible for cutting that. Mr. Guldán also asked about the parking area on Maple Lane and that will be done in the near future. Mr. Guldán also asked about the Environmental Center sign and he was informed that the Town is having GHD remove it.

Meeting adjourned at 9:35 pm.

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