

**VAIL'S GROVE COOPERATIVE, INC.
BOARD OF DIRECTORS MEETING**

NOVEMBER 14, 2007

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 7:45 pm.

ATTENDANCE:

**Present: Ronnie Waltzer, Tom Duffy, Victoria Desidero, Fred Witte, Bob Gregory, Ellen Mytych, Jim Andes, Ray Harting, Mary Rubini, Peggy Boyle
Absent: Simone Havel.**

ACCEPTANCE OF MINUTES:

Ellen Mytych made motion to accept minutes from October meeting. Victoria Desidero seconded. Mary Rubini abstained. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

NONE

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer reported that last week there was a "Budget 101" meeting to verse the Board and Committee Chairs regarding budget issues. This was a very informative and productive meeting. Ronnie thanked Victoria for bringing this up as an objective for this board

Ronnie also stated that Ellen Mytych would be the Ombudsman, to help resolve any issues that arise between stockholders. Ronnie thanked Ellen for bringing this subject to the table as an objective for this board, and for volunteering her time.

PRESIDENT:

No Report

SECRETARY:

Victoria Desidero reported about the office hours for the upcoming Thanksgiving week. The new Directory for 2007-2008 will be sent out next week. The Directory cost is being covered by the ads received from local merchants for advertising in the Directory. The Vail's Voice will be going out the week after Thanksgiving. We have over 20 stockholders registered on the website and we are updating the website daily. We are in the process of changing the date of the Annual Meeting.

TREASURERS:

Bob Peyton was not at the meeting. He presented a preliminary proposed budget to the Board at the Executive meeting. This discussion will need to take place at a separate meeting to allow enough time to work on the budget. The meeting was set for Tuesday, November 27 at 7:30 pm. A reminder will be sent to all Board members.

Tom Duffy raised concerns about the proposed budget. It is Mr. Duffy's opinion that the quarterly charges have gone up an average of 3% a year since he moved here, 15 years ago. He also stated that based on his calculations, since 2001 the quarterly charges have gone up \$120 per quarter. He feels that we need to cut back on expenses and not have any increase. Mr. Duffy is concerned about these increases. He stated that if these increases continue at this rate, in his opinion the average stockholder could be paying \$780-800 a quarter, in ten year time (an increase of approx. \$200 per quarter). He felt strongly that the community needs to know that we trying our best to keep these costs down.

MEMBERSHIP:

Cindy Battreall asked for a board member to make a motion for Mrs. Mullaney at 1 Locust Road to renew their tenant's lease for rental. Victoria Desidero made the motion. Ray Harting seconded. Motion passed.

Victoria Desidero made motion to approve Home Equity for 3 Maple Lane. Appraisal is received. She is a member in good standing. Ellen Mytych seconded. Motion passed.

PUBLIC SAFETY:

Drew Gunnison sent a report to the Board. He presented his budget figures and it was reported that there were no incidents on Halloween. Ronnie Waltzer thanked all of the volunteers who helped that evening.

BUILDINGS & GROUNDS:

Jack Waltzer reported that the Beach docks are out and that there will be a cost of \$200 welding fee to fix a part of the large dock.

The drainage fire road at 57/59 Vail's Lake Shore Drive was fixed with a curtain drain. The White Oak curbing and drain is now in and standing water is being drawn away. Some tarring was done on roads but there is still more to do. We will rent a truck from Kect and Jay Moore and Jack Waltzer will do additional tar work. The temporary speed bumps are away for winter. Sidewalks will be marked with sticks for the snow removal contractor. Trap rock will be put in on Bass Lane where run off is moving gravel and Koestlers Garden path will be graveled. The truck alternator was repaired. We will put some trap rock by a house on Orchard where a gully has formed. Mr. Waltzer has received a proposal to have a commercial sweeper clean up coop leaves once the trees are empty. Stockholders still need to bag the leaves on their leased land. Trees on coop property will need to be trimmed – they are hanging down.

PUMPHOUSE:

Jack Waltzer reported that everything is fine.

PLEC:

PLEC's work has been done with the Peach Lake Coalition and will pass this report to Peggy Boyle.

WWTP:

Peggy Boyle stated that the Coalition has been involved for the past month in getting as much progress as possible out of the old leadership of North Salem and Southeast. The contract for the sale of the property has been signed. Members of the Coalition were at the North Salem Town Meeting and we also had a contingent at the Westchester County Board of Legislators, November 13th, in White Plains. The legislators are very impressed by the presentation regarding the \$10 million we are hoping they will release. The next group of people to meet with will be the Westchester County Executive Office.

It is conceivable that the DEC is planning to come in on a yearly basis to inspect septic systems and that if the systems do not meet code, they will have to be replaced. Jack Waltzer said that the State Legislature has given the

DEC permission to start a 5-year plan, starting January 2008, that the local town authorities in every county must check every existing septic system once

a year. If a system does not pass, the stockholder will need to fix the system and if it is unsuccessful, they will condemn your house and you will have no fair market value.

Peggy will keep everyone posted on continued progress.

SUNSHINE:

Bud Mullins is in rehab and Sunshine will send something when he gets home. Agnes Leahy broke her leg and had surgery. Gen Bauer is home from rehab and recuperating at her daughter's house.

AESTHETICS:

Margaret Flannery thanked the Board for the beautiful stonewalls at Ramp 3 – Becker's Way. She asked if the wooden rails could be fixed or replaced. Jack said we could possibly take care of that "in house".

BEACH:

Closed

REAL ESTATE:

No report

RECREATION:

Mary Rubini said that the Christmas Party hopefully would be on December 8th. Gingerbread houses will be worked on by the children at 4:00 and then Santa will come and hand out gifts (which the parents will supply) followed by a DJ and dinner catered by Ledley. Frank Tolan will be working with Mary on this event. Attendees will pay a nominal fee.

The Halloween Covered Dish party was a success. Sue Enos said the food was good and Frank Cassidy said that the activities were good.

Jim Andes – as his objective on the Board – suggested that a section be added to the Vail's Voice for newcomers. When they are approved as buyers, they can submit some information about themselves that can be put in the Vail's Voice and also put on the website.

Fred Witte, as his objective, would like to know how to get stockholders interested in the Social Events that our committees plan.

Peggy Boyle stated that her committee was thinking about having a small function on December 2nd to say goodbye and thank the politicians leaving office and to welcome and say hello to the newly elected people.

PAVILION:

Jim Andes made a motion to accept an application for rental by Tolans on May 3, 2008 for a communion party. Victoria Desidero seconded. All in favor

LEGAL:

No Report

INSURANCE:

Mr. Gregory stated that we recieved the first of three renewal policies for our 2008 insurance. There will be some insurance cost increases this upcoming year.

COMMUNITY LIASION:

Mr. Gregory reported that we had some of our people going to Westchester County Legislative meeting and some went to the Board Meeting at the Town of North Salem. The main issue at North Salem was that the Town Board voted that the Supervisor could sign the SEQRA application, which sets the ground rules for the formation of the district. Mr. Gregory thanked Peggy Boyle and her group for the work they have done for this cause.

OMBUDSMAN:

Ellen Mytych will work on the issue regarding the curbing at the Goor house on Orchard.

NEW BUSINESS:

The Board discussed how often stockholders should be required to get septic inspections done on their system. At this time, the Board decided to wait to see what happens regarding the Sewer Treatment Plant.

Victoria Desidero discussed setting purchasing guidelines of how much money a Board member can spend without getting Board approval and how many estimates should be received for higher priced jobs. Victoria, Jack Waltzer,

and Ellen Mytych have volunteered to work on a committee to investigate this idea and make a proposal to the Board of Directors.

Tom Duffy and Bob Gregory reported that they have been working on possibly re-defining the rules regarding how many vehicles a Stockholder can have on their leased property. They will be working on a draft of a possible new rule regarding this issue.

Fred Witte made motion to adjourn meeting. Mary Rubini seconded. Meeting adjourned at 9:10 pm.