

VAILS GROVE COOPERATIVE, INC.
BOARD OF DIRECTORS MEETING

OCTOBER 19, 2007

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 7:40 pm.

ATTENDANCE:

Present: Ronnie Waltzer, Tom Duffy, Victoria Desidero, Fred Witte, Bob Gregory, Ellen Mytych, Simone Havel, Jim Andes, Ray Harting.

Absent: Mary Rubini, Peggy Boyle.

ACCEPTANCE OF MINUTES:

Fred Witte made motion to accept minutes from September meeting. Bob Gregory seconded. All in favor. Motion passed.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. Jim Andes, in response to the letter from Mr. Huntington read at the last meeting, made a few comments as to the accusations from the Huntingtons. Mr. Andes would like the Board to know that there are some incorrect comments in the letter.
2. James Collins has a concern about people driving too fast through the Grove.

COMMITTEE REPORTS:

CHAIRPERSON:

Ronnie Waltzer read her appointments for Committee Chairs:

Tom Duffy - President

Mary Rubini -Vice President

Victoria Desidero - Secretary

Bob Peyton - Treasurer

Buildings and Grounds – Jack Waltzer and Bob Peyton

WWTP- Peggy Boyle

PLEC - Jack Waltzer

Aesthetics - Victoria Desidero

Beach - Claudia McGuinness

Membership - Simone Havel

Real Estate - Tom Duffy

Recreation/Social - Mary Rubini and Fred Witte

Pavilion - Jim Andes
Legal - Bob Becker and Mary Rubini
Insurance - Bob Gregory and Ellen Mytych
Public Liaison - Bob Gregory and Eileen Brooking - N.S.
Helen Vail - Southeast
Public Safety - Drew Gunnison

Tom Duffy made a motion to accept the above names, Bob Gregory seconded. All in favor. Motion passed.

PRESIDENT:

Tom Duffy reported that the Executive Committee discussed Stockholders in arrears and Website.

SECRETARY:

Victoria Desidero changed the November board meeting to November 14th.

Victoria suggested that we change the annual meeting from the last Sunday in August. The idea would be to have more people be able to attend as the summer vacation time would be over. The Board will start the process of changing the date for the future annual meetings.

Victoria Desidero made a motion that Cindy Battreall be elected Assistant Secretary to the Board, as have previous office managers. Ray Harting seconded. All in favor. Motion passed. Bob Gregory swore in Cindy Battreall.

The 2007-2008 directory is at the printer for the first draft. The website has been favorably received by the Stockholders. To date, 20 Stockholders have registered.

TREASURER:

Bob Peyton stated that there are no stockholders more than two quarters in arrears. Bob will do a financial projection for November and December and an actual report for the year ending October 31, so that he can do a projected 2008 budget. This budget will be voted on at the November or December Board meeting.

Cindy Battreall will call the Assessors office in Southeast and North Salem for their projected 2008 tax increases.

MEMBERSHIP:

Simone Havel made a motion to approve a refinance for Rubini. Motion seconded by Tom Duffy. All in favor. Motion passed pursuant to office receiving appraisal.

Simone Havel made a motion to approve refinance for Weitzmann. Victoria Desidero seconded. All in favor. Motion passed pursuant to receiving appraisal.

BUILDINGS & GROUNDS:

Jack Waltzer reported that Bob Peyton would be working with him as Co-Chair of Buildings and Grounds.

Jack Waltzer reported that \$3000 would be spent to have KECT repair three small additional areas in the Grove with blacktopping.

Paving additional areas should be done next year at the cost of \$25,000. If the Waste Water Treatment Plant commences work, that \$25,000 will be put away into Capital fund to hold for future paving after pipes are put in.

Jack Waltzer requested that he be contacted in relation to any maintenance issues, rather than going directly to Jay Moore. Please call either Jack or the office. Board members, as well as other stockholders should be contacting Jack Waltzer.

The tennis court nets will come down at the end of October.

PUMPHOUSE:

Jack Waltzer reported that water usage is on schedule. There was a small water leak repair on Terrace Drive today.

Jack Waltzer presented information about snow removal for 2007-2008. Tom Duffy made a motion to approve Hartschorn for the snow removal contract. Bob Gregory seconded. All in favor. Motion passed.

SUNSHINE:

Don Costello passed away and the family will inform the office as to when a memorial service will be held. The office will inform the Stockholders.

Condolences to Bob Gregory on the passing of his long-time friend, Muriel Romer.

WWTP:

Mr. Gregory reported for Peggy Boyle. Peggy wanted to thank all of the volunteers who helped with the Autumn Evening Celebration. There were approximately 300 attendees.

The contracts for the sale of the two acres of land for the WWTP have been delivered to the Town Attorneys of Southeast and North Salem. Once the contract is signed, Sy Globerman can continue the process for receiving the \$10 million funding that has been indicated as available for the project.

Copies of the Autumn Evening Celebration Program are in the office if anyone is interested in obtaining one.

LEGAL:

Bob Gregory reported that Mr. Becker is confident that the Town of Southeast will approve the contract. The members of the WWTP sub-committee and PLEC should be commended for their hard work.

INSURANCE:

Bob Gregory reported that renewal information should be coming to the office shortly from our carriers.

AESTHETICS:

Victoria Desidero thanked volunteers who helped her to plant bulbs around the Grove: Joan Sheridan, Margaret Flannery, Sharon Scott, Ronnie Waltzer and Jay Moore.

BEACH:

The telephone has been turned off for the season.

REAL ESTATE:

No Report

RECREATION/CONCESSION & COMMUNITY/SOCIAL:

Fred Witte reported that there would be a combination Pumpkin Carving/Covered Dish Supper on October 27th from 5 – 9 at the Pavilion for all ages.

Mr. Gregory thanked Tom Duffy for all of his hard work on “Becker’s Way” which will formally be dedicated on October 20th or October 27 at 4 pm preceding the Halloween party.

Tom Duffy made a motion to re-name Ramp 3 “Becker’s Way.” Fred Witte seconded. All in favor. Motion passed.

Fred introduced the possibility of a New Year’s Eve Party. Perhaps we can send out a telephone message to see what the interest would be and that unless we have enough people, it will not be planned.

PAVILION:

Jim Andes reported that he had received an application for a non-stockholder rental of the Pavilion for \$800. Rather than waiting for this evening, which would be too late, Jim approved the rental for October 20th.

Jim Andes made an official motion to approve this rental. Tom Duffy seconded. All In favor. Motion passed.

Jim Andes made motion for rental for Kiernan for May 17, 2008. Tom Duffy seconded. All in favor. Motion passed.

Jim Andes made motion for approval of rental for Carolyn Harting for December 16, 2007. Tom Duffy seconded. All in favor. Motion passed.

Jim Andes made motion to approve rental by Simone Havel for December 1, 2007. Tom Duffy seconded. All in favor. Motion passed.

Jim Andes made motion for approval for rental by Jim Burns on December 21. Tom Duffy seconded. All in favor. Motion passed.

SECURITY:

Ronnie Waltzer announced that Drew Gunnison would be the new Chairman of the Security committee.

A voice message will go out reminding stockholders that we need volunteers for Halloween.

NEW BUSINESS:

Ronnie Waltzer distributed a drawing showing a proposal for two walls to be built at the bottom of Ramp 3 at a cost of \$4900.00. Tom Duffy made motion to accept a bid for two 18-foot walls at the north side and south side of Becker's Way – Ramp 3. Victoria Desidero seconded. All in favor. Motion passed.

Ronnie Waltzer asked the Board Members to bring an objective to the table of something that they would want accomplished.

Ellen Mytych stated that she thinks there has been much progress in communication, but that we, as a Board, need to do more work on enforcing the Rules of the Grove. Ellen volunteers to investigate any complaint issues and to present all of the pertinent information to the Board. The Board decided to give this suggestion a try.

Victoria Desidero suggests that the Board have a working session to bring all up-to-date on budget and financial issues so that all Board members are knowledgeable of budgets workings, prior to reviewing the 2008 budget recommendations. It was decided that a meeting would be set up in the near future.

Ronnie asked for all Board members to e-mail their own objective(s) to her prior to the next Board meeting.

A shareholder will be receiving a letter stating that he is in violation of rules and he must correct within 10 days or improper use fees will be imposed.

Fred Witte made motion to adjourn the meeting. Victoria Desidero seconded. Meeting adjourned at 9:50 pm.