

VAILS GROVE COOPERATIVE. INC.
BOARD OF DIRECTORS MEETING

SEPTEMBER 19, 2007

CALL TO ORDER:

Chairperson Waltzer called the meeting to order at 7:42 pm.

ATTENDANCE:

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

MINUTES:

Mary Rubini made motion to accept minutes from August meeting. Tom Duffy seconded. All in favor. Motion passed.

Chairperson Waltzer introduced the officers of the new Board, serving 2007-2008. Ms. Waltzer would like to thank Tom Duffy who stepped up during the past month to do whatever needed to be done, especially Membership.

COMMENTS & CONCERNS OF STOCKHOLDERS:

1. James Collins thanked everyone because his mom is feeling much better. James made a motion for everyone to have his or her hearts checked.
2. Peggy Andes from 6 Maple Lane stated that she had sent e-mail to the Board on September 3, complaining about the parking situation on Maple Lane. Mrs. Andes read the e-mail to the Board. Cindy Battreall read the letter from John Huntington regarding the problems with Jim Andes and this parking issue. The Huntingtons have previously received a warning that they cannot park on coop streets, especially blocking access to others. Discussion followed. Ellen Mytych made a motion to fine the Huntingtons the next time there is a parking occurrence, as long as a photo accompanies the complaint. Mary Rubini seconded. Tom Duffy and Jim Andes abstained. All others in favor. Motion passed.

3. Sue Enos asked the Board to re-consider the requirement of having an appraisal for an "Increase in Line of Equity". Appraisals can cost as much as \$400. The Board said they would take it under advisement and discuss the issue. Ms. Enos also asked the Board if she can place a basket of her Homemade cards in the Vail's Grove Office for people to buy. The Board said that would be fine.
4. Bill Kruzykowski complimented Tim Butler and Jay Moore regarding the drainage work completed behind his house and wanted to say "thank you".

COMMITTEE REPORTS:

Chairperson: No Report

President:

Tom Duffy reported that in the Executive session prior to this meeting, the Board discussed arrears of stockholders and also elected new officers to the Board in a continuation of the short Board meeting, which was held directly after the Annual Meeting.

Secretary:

Victoria Desidero reported that the new 2007-2008 edition of the Directory is in the works. Ads are continuing to come in and the directory will most likely be totally paid for by the income from these ads. The office is presently helping with the Autumn Evening Celebration. The Vail's Grove website is ready to be launched. The site name is www.vailsgrove.us. In order to communicate this launch to stockholders, the office will do a mailing, a phone system message, etc. We encourage stockholder feedback and ideas for the site.

Maintenance:

Cindy Battreall read the report for Maintenance. The water main leak on Locust near flagpole was fixed and a new gate valve was also replaced. Drain work on White Oak was complete. Drain work at 5 Vail's Lake Shore Drive was started today and will be completed ASAP. The dump was pushed back to make room for fall leaves. Tree work was done at 82 Vail's Lake Shore Drive. Homeowners are asked that all leaves and small yard debris be placed in paper bags (no plastic). Brush and tree branches should be cut and placed in piles near the road. Please cut to no longer than 4 feet long. Paving will commence tomorrow.

SUNSHINE/WELCOME:

Cindy Battreall reported for Sunshine and Welcome Committees. Sunshine received thank-you notes from Jack Waltzer and Marianne Collins for the baskets and good wishes. The Welcome Committee welcomes Melissa Grigione and Ron Sarno and family at 25 Orchard Road.

WWTP:

Peggy Boyle reported that the Option to Sell the property at Vail's Grove was sent to both the Towns of North Salem and Southeast. The Map Plan and Report is complete, the IMA is complete. Peggy also stated that she anticipates a great turnout and the Autumn Evening Celebration of September 29th.

BEACH:

No Report

MEMBERSHIP:

Tom Duffy reported for Membership. Tom Duffy made a motion to accept an application for sale of 39 Vail's Lake Shore Drive to Kenneth Sullivan. A successful interview was completed. Victoria Desidero seconded the motion. Mary Rubini abstained. All others in favor. Motion passed.

Tom Duffy made motion to accept rental application of 35 Orchard Road to Robert Barclay for \$1150 a month. A successful interview was completed. Victoria Desidero seconded. All in favor. Motion passed.

Tom Duffy made motion to approve rental renewal at 83 Vail's Lake Shore Drive for another year to the present tenant for \$2100 a month. Simone Havel seconded. All in favor. Motion passed.

Tom Duffy made a motion to approve re-finance (increase home equity) application for 80 Vail's Lake Shore Drive. Appraisal received, member is in good standing and amount of re-finance is not more than 80%. Simone Havel seconded the motion. All in favor. Motion passed.

Tom Duffy made motion to approve the re-finance application for stockholder at 119 Vail's Lake Shore. Appraisal received, member is in good standing and amount of re-finance is not more than 80%. Mary Rubini seconded. All in favor. Motion passed.

Sue Enos asked the Board about the percentage requirements for re-financing; can stockholders re-finance up to 90% if their credit report is excellent, as we have changed the purchase percentage requirements based on credit ratings. The question came up asking if the Board only approved the percentage change for sales or if it applies to re-financing. In addition, if it does apply, who will pay for the credit report, will the process take longer, etc? Ronnie Waltzer stated that the Board has not made a decision yet. The Board will re-visit that issue.

REAL ESTATE:

Tom Duffy made motion that we approve Joanne Taylor replacement of the same size shed, same shed, and same location. Mary Rubini seconded. All in favor. Motion passed.

Tom Duffy made a motion to approve application to shore up the existing structure at 9 Vail's Lake Shore Drive until new permits are issued. Ronnie Waltzer seconded. All in favor. Motion passed. Our letter to Dr. Verhave will stipulate that all towns' requirements and approvals must be met.

Tom Duffy made motion to approve application for swing set installment at 103 Vail's Lake Shore. The set is within guideline limits. Neighbors have all given approval signatures. Simone Havel seconded. All in favor. Motion passed.

Tom Duffy made motion to approve application from 6 Terrace Drive for renovation of existing house for higher roof and proposed new deck. Richie Vail, architect, presented a model of the proposal. Simone Havel seconded. All in favor. Motion passed. 6 foot privacy fence NOT approved.

Tom Duffy made motion to approve application from 29 Orchard Road for 2nd story addition and new deck. Victoria Desidero seconded. Letters were sent to neighbors and one neighbor did have concern about times that work can occur, which the board would indicate in letter to stockholder. One neighbor had concern about the new deck. All questions were answered. All in favor. Motion passed.

Tom Duffy as Chairman of Real Estate would like to bring in a surveyor to survey the homes in the community. Tom suggests 30 homes a year. The cost would be \$400 a house, which is a price we have received from Terry Bergendorf Collins, who is a licensed surveyor. She has already done work for stockholders in the Grove. We would meet with each stockholder, come up with a new map plan, have a map room here at the Grove and file the plans with each town. This would solve "questions". Tom said the stockholders would not lose anything; we might need to move things toward fire road to adjust. Tom would like to start this year doing six houses. Starting in 2008, he suggests 30 a year. Tom made a motion to approve \$2400 to have the first six homes on Vail's Lake Shore Drive beginning at the Pavilion and ending at 11 Vail's Lake Shore Drive surveyed. Mary Rubini seconded. All in favor. Motion passed.

COMMUNITY/SOCIAL:

Fred Witte has nothing to report at this time.

RECREATION/CONCESSION:

Mary Rubini is planning, along with Fred Witte, a Covered Dish/Pumpkin Carving Family Party for Saturday, October 27th.

PUBLIC HEALTH:

Ronnie Waltzer reported for Jack Waltzer that the tests for e-coli and coliform in the lake were negative.

PAVILION:

Jim Andes reported that the piano that was previously offered to us by a stockholder will not indeed be donated.

Jim Andes made motion to accept application for rental of Pavilion on June 2nd by the Howe's. Victoria Desidero seconded. All in favor. Motion passed.

LEGAL:

No Report

INSURANCE:

Bob Gregory reported that we recovered \$9100 from The Sate Fund for overcharging us for Workers Compensation Insurance. This overcharge was due to lack of audits being completed. In addition, we received \$580 Dividend check

from The Flanders Group Safety Group. Cindy Battreall to check if the monies received were Gross or Net.

PUBLIC LIAISON:

Bob Gregory stated that he would be trying to have someone to serve with him on this committee on the Town of Southeast side. He stated that Margaret Flannery would be missed from serving on this committee. We must continue to be represented at the Town meetings.

Ronnie Waltzer stated that she would assign committee chair people by the next meeting. Ronnie asked that if anyone is interested in serving as Chairman of Public Safety Committee to please let her know. James Collins offered to help out with Security.

NEW BUSINESS:

We will order dumpsters for Stockholder use.

Simone Havel wants to know who is in charge of tennis courts. We will pass Mike Brewster's phone number on to her. Mike has investigated costs of perhaps repairing tennis courts. Information will be passed on to Simone Havel. Simone suggested perhaps a 10K race to raise funds for Tennis Court repairs.

Ronnie Waltzer introduced a suggestion from Mr. Becker that we include everyone in the Directory unless they tell us otherwise. Discussion followed and it was decided that we would only publish names of people that gave us their information.

Fred Witte made motion to adjourn meeting. Mary Rubini seconded. Meeting adjourned at 9:32 pm.