

VAIL'S GROVE COOPERATIVE, INC.

BOARD OF DIRECTOR'S MEETING

September 19, 2013

CALL TO ORDER:

Mr. Ryan called the meeting to order at 8:05 pm and asked all to rise for the Pledge of Allegiance.

ATTENDANCE:

Mr. Cassidy took attendance: Present: Mr. Cassidy, Ms. Natiello, Mr. O'Toole, Mr. McGuinness, Mr. Andrews, Ms. McHale, Ms. Myers, Mr. Norcross, Mr. Ryan and Ms. Waltzer. Absent: Ms. Mytych, Mr. Duffy and Ms. Rubini.

ACCEPTANCE OF MINUTES:

Mr. Cassidy made a motion to accept the minutes of the August 2013 meeting pursuant to the corrections noted. Ms. Waltzer seconded. Abstained: Mr. O'Toole, Mr. Norcross and Mr. Andrews. All others in favor. Motion approved.

Mr. Cassidy made a motion to accept the minutes of the September 15 Board meeting which was held directly after the annual meeting, pursuant to four noted corrections. Ms. Myers seconded. Ms. Natiello abstained. All others in favor. Motion approved.

Ms. Waltzer swore in Ms. Natiello as a Director of the Board for a three year term, as Ms. Natiello was not at the last meeting.

COMMENTS & CONCERNS OF STOCKHOLDERS:

Mr. Robert Fischer of 50 Vail's Lake Shore Drive discussed his letter to the Board regarding a gentleman who has been soliciting and doing some tree work in the Grove. Mr. Fischer feels he should be kept out of the Grove and surrounding areas. Mr. Fischer stated that the State Police informed that the only way you could keep him out of the Grove is to put out a notice to stockholders and if he does come back, stockholders need to call police and then the police could keep him out permanently. This man took money as a down payment and never showed up to do the work. Mr. Fischer called Consumer Affairs and they also said it is hard to keep him out unless people call the police. Mr. Fischer said this man did work for other residents in the Grove, who said they wouldn't hire him again as his work was shoddy. Mr. Ryan did suggest always calling Consumer Affairs before hiring anyone. The Board thanked Mr. Fischer for sharing this and we will inform residents by putting this information in the next Vail's Voice and the office will also contact the other communities around the lake.

Mr. James Collins spoke to the Board and wants to thank the Board and the community and Pietsches for their prayers when he had his surgery. The Board wishes him a speedy recovery.

COMMUNICATIONS NOT INCLUDED IN REPORTS BELOW:

1. Mr. Ryan thanked Mr. Fischer for coming as it is important to bring issues such as these to everyone's attention.
2. Mr. Ryan reported that we have received a letter from a stockholder regarding the condition of another Stockholders house. The Board will ask our attorney, Mary Vail, to send a certified letter to 21 Orchard Road to clean up the site. Ms. Waltzer made a motion to have legal send a letter to ask for resolution intent by October 15th in writing. Mr. Cassidy seconded. Ms. Myers abstained. All others in favor. Motion approved.

COMMITTEE REPORTS

CHAIRPERSON:

Mr. Ryan reported the following: As we have just completed our annual stockholders meeting, I have completed a full term as Chairperson. I would like to thank my fellow board members for all their hard work and efforts during the past year that I have served as Chairperson. We will be looking over current committee assignments and will finalize them in the next few weeks. I would also like to acknowledge Ronnie Waltzer and Cindy Battreal as recipients of the Chairpersons Service Award. Again, I would like to thank both of them for their hard work and dedication. The Board will begin to look at budgets for the upcoming year and hope to keep all expenditures in line. I encourage all shareholders to attend a monthly meeting if their schedule permits.

VICE-CHAIRPERSON:

No Report

VICE-PRESIDENT:

No Report

TREASURER:

No Report

ETHICS:

No Report

FINANCE:

No Report

SECRETARY:

Mr. Cassidy reported the following:

The Annual meeting was held last Sunday and was attended by approximately the same amount of people as always. (50)

The food was catered by Brian Ledley and we thank him as always for such good service. The annual meeting went smoothly and we welcome Tim O'Toole as our new Board member for a three-year term. Returning Board members for three-year terms are Dennis Ryan, Adeline Natiello, Pat McGuinness and Frank Cassidy. The Executive Committee remains the same as last year.

The office is now working on the new Directory – solicitation letters to advertisers have gone out. A Directory update form will go in the October 1 billing mailing, along with the new Vails Voice. The deadline for Vails Voice submissions is September 25th. Please have all submissions to Carol Harting by that date. We thank Ms. Harting for a great first issue with her as Editor. Remind Board members that they are allowed only four absences out of the 13 meetings per year. The first meeting was the short meeting after the Annual and tonight is the second meeting. Please inform the office anytime you will not be able to attend a meeting as we need to know about quorums. Please read all correspondence from office and reply in a timely manner. Proposed dates for the coming year meetings:

Thursday, October 17th
Thursday, November 21
Thursday, December 19th at 6:30 – Holiday dinner
Thursday, January 16th
Thursday, February 20th
Thursday, March 20th
Thursday, April 17th
Thursday, May 15th
Thursday, June 19th
Thursday, July 17th
Thursday, August 21
Annual September 14th

Mr. Ryan stated that the office hopes to have residents “go green” – meaning they will agree to receive information from the Grove via E-mail.

PUBLIC SAFETY:

No report

REAL ESTATE:

No report

BUILDINGS & GROUNDS:

Mr. Moore reported the following:

Walking path that connects ramp #5 to Hickory was paved. Grass seed was put down to help with water runoff.

New speed bump was installed on LSD near ramp #3.

Compost area was pushed back by Butler Excavating to make room for fall and winter debris.

Generator at the pump house was serviced by Kinsley Power Systems with no problems reported.

Water main repair on Terrace Drive done by Butler Excavating and Keene Plumbing.

All boats should be removed from Coop docks by Tuesday October 15th.

All beach paddle boards and kayaks were removed from the beach and stored in the maintenance garage.

Snow plow contracts were sent out and will be opened in the office during the day of September 17th. A motion will be needed to approve the contract for the season. We received two bids and they were both for \$18,000. Ms. Waltzer made a motion to hire George Hartshorn as our contractor for the next two years. Ms. Natiello seconded. All in favor. Motion approved.

B&G received correspondence from Pietsch Gardens regarding branch removals. Ms. Waltzer and Mr. Norcross looked at the trees in question and it was determined that they are not Vail's responsibility to remove as they are hanging over Pietsches property.

Building and Grounds Reminder

As fall approaches we want to remind shareholders that recycle paper leaf bags are only for leaves and grass clippings. No brush and branches are to be in paper bags and will not be taken. This will be enforced. No plastic bags will be taken.

Please pile your branches and brush at the curbside for pickup. Reminder that branches must be cut to no longer than 4 feet in length. Any questions please call the office of buildings and grounds at 914-669-9606. Thank you

The truck is presently in for repair due to a diesel fuel leak.

Mr. Ryan asked how the new gate is working out at the North End. Mr. Moore said it is working fine. B&G is looking into possibly putting in a new gate at the Boat Ramp.

Mr. Moore said that the paving job is fine now at the boat ramp. Mr. Ryan said that North End storage is looking very good and thanked Jay Moore and Hugh Andrews.

PLEC: Peach Lake Environmental Coalition

Mr. Ryan reported that the old PLEC has been re-formed into a new organization. Vail's Grove has been asked to assign 6 members based on the number of homes we have. Mr. Ryan will ask that group of 6 to decide who will be the liaison to the Board. This person will need to report to the Board meetings and it will be an item on the agenda each month. Ms. Myers made a motion to appoint Tom Duffy, Maureen McHale, Patricia Ryan, Dave Bruen, Jack Waltzer and Pat McGuinness as the representatives from Vails to serve. Ms. Waltzer seconded. All in favor. Motion approved. Mr. Ryan thanked Mr. Cassidy for volunteering as well.

Pat Ryan reported that the original PLEC was disbanded. It is now the Peach Lake Environmental Coalition. The purpose of this group will be to concentrate on the condition of the lake. Ms. Ryan, Peggy Boyle and Mr. Bruen worked on the By-Laws and that will be voted on

at their next meeting. It will still be a non-profit. The other communities will each have three members and Vail's will have 6 members. They are prioritizing items, one being the outlet at the North End. There are possible grant monies available and Peggy Boyle will be working on that. The storm water drainage issue is to also be discussed. A list of various initiatives will be produced over the next few months and grants will be investigated.

Mr. Ryan reminded that whoever the liaison will be needs to submit a report each month for our Board meetings.

PUMP HOUSE/WATER TANK REPLACEMENT:

Ms. Waltzer discussed the replacement of our water tanks and pump house. We have gotten approval and Putnam Engineering will have the bid specs ready to go out to bid by the end of next week. The Board will discuss possible financing options for this project.

INSURANCE:

No Report

SUNSHINE:

Ms. Enos sent the following report:

Congratulations to Melissa and Michael Sowa of 4 Locust Road on the arrival of their son, Michael Joseph on September 10th – 7 lbs. 13 oz. Congratulations also to Bill and Peg Quinn of 53 Vail's Lake Shore Drive on the arrival of their new granddaughter.

TREE:

No Report

MEMBERSHIP:

No report

PAVILION RENTAL:

Mr. Cassidy made a motion to approve rental application from Bob Fischer for October 13th. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve a rental application for the small room from Meghan Cassidy for November 17th. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve a request for Yoga classes to be held in the Pavilion. Ms. Myers seconded. All in favor. Motion approved.

Mr. Cassidy made a motion to approve a rental application from Joan Kruzykowski for November 30th. Ms. Myers seconded. All in favor. Motion approved. Ms. Battreall would like the Board to consider

raising the rental fees for the Pavilion. She suggests raising the fee for non-residents to \$1000 for the large room and the fee of \$75 for non-residents to be raised to \$150 or \$200 for the small room. This will be discussed further at the next meeting.

Mr. McGuinness requested the use of the small room at a date to be determined for a collection project for Molly McGuinness's silver award project for Girl Scouts. Ms. Myers made the motion. Ms. McHale seconded. All in favor. Motion approved.

LONG RANGE PLANNING:

No Report

OMBUDSMAN:

Ms. Myers thanked Mr. Ryan for a great year of service as Chairman of the board and said it was a job well done. Mr. Ryan said that this present board is a unified board and its strength is discussion and compromise.

LEGAL:

No report

AESTHETICS:

No report

RECREATION:

Mr. Cassidy read the following report:

The following parties will be taking place in the upcoming months:

October 19th – Pumpkin Carving and Pot Luck

November 2nd – Thanksgiving “Throw Down”

November 22nd – Ladies Night Out

The Christmas party is TBA.

We are thrilled to announce that we will be hosting a Super Bowl Party on February 2 and a St. Patrick's Day Party on March 1st. SAVE THE DATES!!

The Recreation Committee would like the Board to consider purchasing an industrial ice machine.

James Collins reported that he will be “Santa” at the Christmas Party.

BEACH:

Mr. Cassidy said that the beach had a great season. We purchased new rental equipment for the residents and their guests. We charged only \$5 an hour to utilize the rentals and have received almost half of the purchase price back. The beach had some good crowds this season, especially on July 4th. We hope that the upcoming season has much more to offer all of our residents. For next year, we are looking to fix the sand and to have a more plush beach area. Any and all suggestions for the beach are welcome. The port-a-potty will be picked up shortly and the phone has been turned off.

LEND-A-HAND:

No Report

WELCOME:

No Report

NEW BUSINESS:

None

Ms. Myers made a motion to adjourn the meeting. Mr. Cassidy seconded. Meeting adjourned at 9 pm.