

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

July 13, 2024

CALL TO ORDER:

The meeting was called to order at 8:08 pm

PLEDGE OF ALLEGIANCE

ATTENDANCE:

Present:

Ms. Broderick, Mr. Early, Mr. Janecek, Mr. LaRocca, Ms. Myers, Ms. Mytych, Ms. Olimpieri, Ms. Rubini, Ms. Salerno and Mr. McGuinness.

Absent: Mr. Duffy and Mr. Vincent

ACCEPTANCE OF MINUTES:

Ms. Myers made a motion to accept the minutes of the July 2024 meeting. Mr. Early seconded. Mr. McGuinness abstained. All others in favor. Motion approved.

COMMENTS AND CONCERNS NOT INCLUDED IN REPORTS:

Mr. Collins said he is moving to a new home in Carmel, NY. He will not be at Board meetings anymore and he is looking forward to the Basketball Courts being ready.

Mr. Tolan asked about the dead tree on Locust Road, which is on Mr. Vincents property. The stockholders are being reminded to take care of removing trees that are not healthy. Mr. Early stated that we are trying to get the shareholder trees down as soon as possible.

Mr. Tolan then discussed that the Pavilion has always been a great place to have the weekly concession and he would love to be able to have it here again. He said he and others would volunteer to run it weekly. Mr. Ford stated that he is here at meeting to support Mr. Tolan as concession is a great way to bring the community together. He suggests that next summer the community gets together for community parties rather than renting Pavilion each weekend. Mr. Janecek suggested that in December and January a committee of volunteers get together

with a calendar to set up certain nights for events for families. Ms. Salerno said it is “our community” and it should be used. Ms. Myers said it should be discussed by the Board and the concession, etc. should be discussed to have these get together. Ms. Salerno discussed July 24th for the concession to start. Mr. Tolan will prepare a flyer to advertise.

COMMENTS AND CONCERNS OF STOCKHOLDERS: attached

Mr. John O’Loughlin sent in 2 letters and photos which are attached. Also, Mr. O’Loughlin stated that at the last meeting, Mr. Early said that the path between Vails and Pietsches needs to be removed from the current condition. Anything that is motorized should not be driving through there. The path was not approved.

The pavers will be stacked up so the stream could flow. There is a dam in that area. Also, signage will be installed that it is a pedestrian path and motorized vehicles cannot go through there or on any grass areas. Mr. O’Loughlin will be sent a letter about this.

COMMITTEE REPORTS

CHAIRPERSON: No Report

VICE-CHAIRPERSON: No Report

VICE-PRESIDENT: No Report

SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL

The Annual Meeting will be held on Sunday, September 22, 2024 at 10 am. The Notice of Vacancies will be mailed on July 24, per the time requirements of the By-Laws. At that time, interested parties can come to the office to get a petition, which has all the requirements. There must be 10 “good signatures”, meaning paid in full on quarterlies, Southeast and North Salem taxes, any improper use fees, etc. The office needs a motion made setting July 31 as the date that members must be in “good standing”. Ms. Myers made that motion and Ms. Broderick seconded. All in favor. Petitions, including bios/short resume, must be brought to the office by Noon on Monday, August 12th. NO EXCEPTIONS. There will be 4 3-year openings and 1 2-year opening on the Board. The mailing of the ballots/proxy, Notice of Annual Meeting of Stockholders and return envelope will be mailed in the third week of August.

The next Board meeting will be on Tuesday, August 20. The office will then be closed from Friday, August 23 until Tuesday, September 3rd for vacation.

Suburban Propane was asked to offer us a lower price for the propane. We presently pay \$2.209 per gallon. The office is happy to report that they have offered us \$2.149 as a fixed price for the year.

TREASURER: ELLEN MYTYCH

Ms. Mytych reported that the budget numbers are good and that the Buildings & Grounds budget –is high right now but there are no concerns.

BUILDINGS & GROUNDS: MICHAEL EARLY

- Salem Landscaping and RPM landscaping took care of most of the storm debris.
- Water leak from 9 orchard repaired and 20 Locust is likely shareholder responsibility as it looks like it on their side of the valve.
- AC unit in Pavilion not working. Hopefully can be repaired. It may require replacement.
- Working to get bids for the many trees that need to be removed or pruned
- Basketball court replacement planning is ongoing. Project now includes drainage to avoid damage to new court.

We have 4 AC units in the Pavilion. One is presently not working to the best of its ability. The cost would be \$8000 to replace and the money we are collecting from Pavilion rentals could be used as a Capital Expense for that.

TREES: JASON LAROCCA

As you know, we've had some very strong storms recently that have brought down many limbs and trees around Vail's Grove. A number of trees were pruned or removed by Brinkstar in mid-June and by Salem Landscaping after the severe storm at the end of June. Several tree companies did separate work for shareholders over the last few weeks.

We have requested proposals from several tree companies for additional work - particularly trees that were damaged during the recent storms.

As we are approaching the end of our 2024 Buildings and Grounds budget, we may still need to prioritize tree work into groups ranked by highest priority (unhealthiest trees and/or potential to cause the most damage) to lowest priority (trees that are either in remote areas or are in generally good health with small concerns).

We will contact NYSEGs arborists regarding Ms. Myers letter concerning trees and electrical poles. Letter attached.

PAVILION: CINDY BATTREALL

Ms. Broderick made a motion to approve rental by Elder Jimenez for a wedding on October 27, 2024. Outside Rental. Ms. Myers seconded. All in favor. Motion approved.

Ms. Broderick made a motion to charge \$500 rental for up to 5 hours set up time, then an additional \$100 per hour – this is the set-up fee. Ms. Rubini seconded. This is for all rentals going forward. All in favor. Motion approved.

REAL ESTATE: TOM DUFFY attached

Ms. Myers made a motion made to approve a fence at Sarah and Mike Broderick - 44 VLSD – Mr. McGuinness seconded. Ms. Broderick abstained. See attached. All others in favor. Motion approved.

MEMBERSHIP: JILL OLIMPIERI, HUGH ANDREWS, JULIANN SALERNO

Ms. Olimpieri made a motion to approve the purchase of 7 Orchard to Garrett Leahy and Cara Murray. Both have been vetted and interviewed. Ms. Rubini abstained. All others in favor. Motion approved.

PUMPHOUSE: PAT MCGUINNESS

See Attached

Mr. McGuinness said we have picked a contractor to clean the water tanks.

PUBLIC HEALTH: PAT MCGUINNESS

Mr. McGuinness discussed the project mandated by NYS DOH showing that there is no lead in the water pipes. We need proof of this as 75% by September. Ms. Battreall suggested she send a letter to each stockholder explaining what they need to do as far as taking and sending photo to office so VRI could write the report for DOH.

LEGAL: MARY RUBINI

Ms. Rubini made a motion to transfer for stock and lease into a trust for Angela Terilli. Ms. Myers seconded. Ms. Rubini abstained. All others in favor.

BEACH/RECREATION: JULIANN SALERNO/PETER VINCENT/SARAH BRODERICK/MEGHAN CASSIDY

Thank you all that came out to enjoy our annual 4th of July celebration. It was wonderful to see our neighbors and friends enjoying the holiday and our community.

For the 2024 beach season we are continuing to implement the bracelet system to help lifeguards identify residents and guests. Residents must sign guests in with a lifeguard and given a guest bracelet.

The fourth annual cardboard boat regatta will be Sunday, September 1, 2024. Start thinking about your boat ideas and stay and look for more details later this summer.

Join us on Friday, July 19, 2024 at the Frank Cassidy Memorial Beach for a Beach Happy Hour. Bring your favorite cocktail and a snack to share and mingle with your neighbors and friends. As many of you may know our neighbor, Joan Visbal, lost her house when a tree fell through it. We will be collecting any donations to help support Joan as she rebuilds and help with some expense that insurance will likely not cover. Please consider donating to our neighbor, anything you can give will be greatly appreciated. Beach Happy Hour begins at 5:00 pm, hope to see you all there.

Lastly, Christmas in July... Save the date of the annual Vail's Grove Holiday party, Saturday December 14th.

PLEC:

Mr. Early said he would send an e-mail to the Board of PLEC regarding the e-mails from PLEC about Vail's Grove donated \$2.00 per house for this year.

NEW BUSINESS:

Mr. McGuinness discussed the lake level being very low, with dead fish, lily pads floating around; people cannot use their boats; and there is an abundance of muck. Mr. Janecek suggested that Vails should deny use of the north end culvert.

Meeting adjourned at 9:30.