

VAIL'S GROVE COOPERATIVE, INC.

BOARD MEETING

September 26, 2024

CALL TO ORDER:

The meeting was called to order at 8:29 pm.

PLEDGE OF ALLEGIANCE

ATTENDANCE:

Present:

Ms. Broderick, Mr. Early, Mr. Janecek, Mr. LaRocca, Ms. Myers, Ms. Mytych, Ms. Olimpieri, Ms. Rubini, Mr. Duffy, Mr. DeFelice and Mr. Vincent.

Absent: Ms. Salerno and Mr. McGuinness

ACCEPTANCE OF MINUTES:

Mr. Early made a motion to accept the minutes from July 16, 2024. Ms. Olimpieri seconded. Mr. Vincent and Mr. Duffy abstained. All others in favor.

COMMENTS AND CONCERNS NOT INCLUDED IN REPORTS: None

COMMENTS AND CONCERNS OF STOCKHOLDERS: None

COMMITTEE REPORTS

CHAIRPERSON: JOAN MYERS

Dear Friends:

Having been elected Chairperson and after taking some time to think about the challenges and opportunities that I have taken on for this year, I find myself wondering, "What was I thinking? Am I crazy?"

I want to take a moment to thank Julie Salerno for all her hard work and dedication that she obviously poured lovingly into our cooperative, the amount of time, effort, heart and soul that she put into this special place is certainly evidence of how much she loves and appreciates our community and shows her commitment to how far she's willing to go to make it a better place for our stockholders. We have made great strides under her leadership and accomplished many things, and I hope I can continue to channel her positive and efforts in making this place that we call home the best community that it can be. I can be reached by e-mail at 22Beachcourt@gmail.com, an e-mail dedicated for Vails Grove correspondence and of course my cell phone which is 914-486-6645. Please bear with me a teensy bit while "I slowly dip my toes into the water" and figure out how to do this job, but believe me I will get to full speed very

quickly and I will take all the help I can get. If anyone is interested in joining a committee or has any ideas for a new committee please reach out. You don't need to be on the Board to serve or chair a committee. Thank you in advance and I want you to know that I appreciate each and every one of you. Best, Joan Gabel Myers

In addition, Ms. Myers appointed David Janecek as Vice-President. Mary Rubini continues as Vice-Chairperson, Tom Duffy, Secretary, and Ellen Mytych, Treasurer.

Ms. Myers, new Chairperson of the Board, read the Chairperson Service Award presentation from Juliann Salerno. Attached to the back of packet.

VICE-CHAIRPERSON: No Report

VICE-PRESIDENT: No Report

SECRETARY/OFFICE: TOM DUFFY/CINDY BATTREALL

After over a year, there are suddenly many homes for sale or in contract. This is good news for people thinking about selling. The banks do change constantly as to who lends here and who does not. As things get busier, there are days where you might see a CLOSED sign on the front door and the shades down. That does help tremendously with cutting down on visits and my concentration is great when the shades are down. Please, feel free to come in anytime you need something.

I would love more people to sign up for the Robo Call list as that is the sure-fire way of putting information out there. I look forward to a lovely fall here and seeing the beautiful trees reflecting on the lake.

TREASURER: ELLEN MYTYCH

In 2024, we invested in our Cooperative by making the following improvements:

Pavilion Roof Replacement	\$42,725.00
Storm Drain System Improvements:	\$30,000.00
Road Paving:	\$10,000.00
Basketball Courts:	\$10,000.00
Pavilion Office Window Replace:	<u>\$ 3,000.00</u>
	\$95,725.00

These improvements are considered Capital expenses because they will depreciate over a period of at least 7 years, more likely to depreciate over 10 years.

I recommend we replenish our Capital Reserves by way of a 3-year Assessment. A \$50.00 per quarter assessment for our 173 stockholders would result in \$34,600.00 towards our Capital Reserves annually. Over a period of 3 years, this would result in \$103,800.00.

The Board may (and should) still vote to increase the quarterly fees to reflect the cost-of-living adjustments as we have done each year. Last year it was 3.2% and this year I will also recommend the Board increase the quarterly fee by the 2025 COLA, which is anticipated to be 2.5%. This is separate from the assessment.

Our Buildings and Grounds budget will need to be increased for 2025. To offset this, I will also recommend that we increase the Pavilion Rental Fee for 2025.

Pavilion: for outside renters, increase from \$2,000.00 to \$2,800.00. No changes to fee for stockholders and charities.

2024:

15 Outside renters:	\$30,000.00
11 Stockholder/charity renters:	<u>\$ 3,300.00</u>
	\$33,300.00

2025 estimate with rental fee increase:

4 Outside renters already booked:	\$ 8,000.00
Est. 11 Outside renters at \$2,800.00	<u>\$30,800.00</u>
Total from outside renters: \$38,800.00	
Est. 11 stockholder/NFP renters:	<u>\$3,300.00</u>
	\$42,100.00

BUILDINGS & GROUNDS: MICHAEL EARLY

Pavilion double door replacement quote.

\$3,428.46 each set for Aluminum (Black anodized) double doors w/ emergency bars

Paving quote; \$6,055.00

Continue curb by playground area/main entrance. Help drain water to catch basin. Deter drivers from going around speed bumps onto grass which increase bare spot.

Orchard Road drainage swale improvements improve water flow, reposition rocks, additional asphalt around catch basins.

Ramp 2 repair 5 potholes, Ramp 3 repair 1 large pothole 2' x 15'.

VLSD pothole repair; 2 areas approx. 5' x 8' in size

Haul in asphalt millings, spread & compact for both fire road and North End storage road washed out areas.

- Working on schedule for curbside pickups of nature's debris. Leaves, brush, sticks, grass clipping schedule for remainder of fall. Majority will be Petr pickups. 2 to 3 dates from landscaper when majority of leaves have fallen.
- Lake weed pickups have been temporarily suspended. Major increases in the total amount in 2024. Petr often spending too much time picking up and disposing. Heavy when wet and bulky. New directive coming soon. Specific dates for pickups. Will be required to leave them on your shoreline to dry out before they are put onto the curb for pickup.
- Dock removal tentatively planned for October 27, 2024; volunteers needed
- Mr. Early made a motion to spend \$6055 to do paving on Orchard Road. Mr. Vincent seconded. Mr. Early changed motion to spending \$4999, but will not line the road. Mr. Vincent seconded. All in favor.

TREES: JASON LARocca

Being Chair of the Tree committee is very rewarding as we can see accomplishments. We inform stockholders when there is a tree on their property that needs to come down; residents inform the committee when they are concerned about a tree, or whose land the tree is on. We use our wonderful surveys that were done in 2010 by Tom Duffy and Ronnie Waltzer and are so helpful and important for us to have. If a tree is not in healthy shape, and it's on grove property, we will take care of it. Safety is number one. If you have any questions or concerns, you can e-mail to office and Cindy will forward to me, and Petr.

PAVILION: CINDY BATTREALL

The following motions are needed for Pavilion rentals:

Ms. Rubini made a motion for rental to non-resident Leydy Lemas for November 23, 2024. Mr. Vincent seconded. All in favor.

Ms. Rubini made a motion for rental to outside organization, Kind Words, to hold a Bag Bingo on November 7, 2024 for a fee of \$350 and receiving their 501©, pay for parking, \$100 for cleaning and insurance. All in favor. Mr. Vincent seconded.

Ms. Rubini made a motion for rental to North Salem Historical Society for their Annual Meeting/Pot Luck Dinner on October 25, 2024 for \$350, \$100 for cleaning, \$125 for parking, and Insurance. Mr. Vincent seconded. Mr. LaRocca abstained. All others in favor.

In addition, there are some changes in the Pavilion Rental Procedure. Juliann Salerno, Sarah Broderick and Peter Vincent will be taking over some of the responsibilities.

To the Vail's Grove Board of Directors:

We have some concerns re: Pavilion rentals - particularly to non-residents.

Evidently, word is out and outside rentals have increased with recent renovations and our beautiful lake location.

Living at the top of the hill, we have a unique vantage point and we are also in a unique position to be impacted

For the most recent rental on Saturday, September 14th, 2024 there were over 50 cars parked in the playground - all the way up to just below our house.

Wedding guests were in the playground and late at night, some were strolling along the main ramp triggering our motion lights on the driveway.

As added security for our home and cars, we were compelled to turn on some outside lights to stay on through the night while we slept.

In addition to the annoyance of the loud music and base until 12:20 AM, during this event, the docks next to the Pavilion were wide open.

Stockholders have hundreds of thousands of dollars' worth of boats parked there with no barrier cutting off access or even a sign stating 'PRIVATE'. We, ourselves, had our pontoon boat door kicked in during a party several years ago with no recourse so we are particularly sensitive.

Money is collected from stockholders for slip rental so there should be money in that dedicated fund for the Grove to provide a barrier, a sign, a camera, and perhaps some solar motion lights to increase security at the docks.

Additionally, there are some serious liability questions.

- Are renters permitted to use the playground equipment?
- Does the insurance paid by the renters cover an incident or accident on the playground equipment?
- Are renters permitted to allow children to swim in the water next to the docks?
- Would renter's insurance cover someone -perhaps after drinking- falling off our docks into the lake?

We respectfully request due diligence by the Board of Directors to address these issues.

Thank you, Janet & John O'Loughlin

SUNSHINE: CINDY BATTREALL

Welcome to:

Peggy Vail at 2 Bass Lane

Garrett Leahy and Cara Murray at 7 Orchard

Darina Fox and Family at 10 Locust Road

Maureen and Peter Lutz at 20 Locust Road

Congratulations to:

Matt and Sarah Huntington on the arrival of a baby girl

Janet and Cricky Murphy on the arrival of baby Luke, son of Christopher and Lia and baby Jack, son of Liz and Pat Gallagher.

And sadly, condolences to the Kruzykowski family on the passing of a lovely woman, Joan. The Grove made a donation to Autism Speaks; a charity chosen by the Kruzykowski family.

PUMPHOUSE – PAT MCGUINNESS

There are still many Vails Grove residents who have not submitted photos of the pipe supplying water to their homes. Please be advised again, these photos are required by the NYS DOH, NOT Vails Grove, by October 16th, if photographic proof for each home is not submitted, the DOH may require you to dig to expose your water main to confirm what type of pipe is being used. The financial burden to pay for this will go to the homeowner, not Vails Grove nor the DOH so please get your photos to the office (not Facebook) ASAP. Once again, if you need assistance in getting your pipes identified and photographed, please shoot a quick email to the office with your name, address and contact info. Once again, THANK YOU to all of those who have already addressed this. We appreciate your prompt response to this request.

RECREATION: JULIE SALERNO, PETER VINCENT, MEGHAN CASSIDY, NICOLE EARLY, SARAH BRODERICK.

Another great year in the books, we have a wonderful community that makes all our events special. This year the Recreation and Beach Committee merged. We also added a new committee member, Nicole Early. Her energy and ideas will help bring even more fun and exciting events to our community.

In December, we held the annual Vail's Grove Christmas party. Neighbors and friends came together to enjoy great food, music, and company. Santa made a special trip to our party to wish guests a Merry Christmas.

In February 2024, neighbors cheered on their favorite team and bet on football squares, congratulations to all the big winners. Maybe next year one of our teams will be in the Superbowl...

In March, we had a beautiful day for our annual Easter egg hunt. The bunny left over 400 hundred eggs throughout the playground and near the pavilion for an extra challenge for older kids. The bunny also left four golden eggs, those found eggs had a little extra prize.

In July, we held our annual Independence Day parade and celebration. It seems like the whole neighborhood was dressed to impress, from bikes, cars, and kids, everyone was ready to celebrate the holiday.

Summer in the Grove is a special time and we took full advantage. We had some beach happy hours, a movie night on the beach. To close out the summer, the annual cardboard boat regatta was held. There are some great boat builders and boat captains. Keep thinking of your boat designs for next year!

Upcoming events:

Friendsgiving- Saturday, November 9, 2024

Vail's Grove Holiday Party- Saturday, December 14, 2024

Vail's Grove Block Party (Nathan's Blacktop)- Saturday, July 26, 2025

We have many wonderful neighbors with great ideas to bring the community together. If you have an event idea that you would like to host, please reach out to the recreation/beach committee and we can help get your event idea in motion.

BEACH:

The 2024 Beach season was a great one, we had many nice weather days! Thank you to all the lifeguards that helped keep our swimmers safe. We look forward to next season.

INSURANCE: PETER VINCENT

We received a refund from The Flanders Group, the safety group we belong to, in the amount of \$731.67

Ms. Rubini swore in Ms. Mytych, Mr. Duffy, Mr. Janeczek as Executive Board members. Ms. Myers swore in Ms. Rubini.

Meeting adjourned at 9:41 pm.

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CHAIRPERSON: JOAN MYERS

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