

Cape Cod Village Club, Inc.

Board of Directors Meeting September 3, 2016

Present: Mike Rizza, Ted Hodecker, JC Bambach, Karen Spano, Marjie Graham

Absent: no one

Meeting Called to Order at 11:32AM by Mike Rizza

Communications:

- After a discussion was held the members present agreed Mike Rizza should present the by – law changes this evening at the general membership meeting but when it comes to the section 11.3B (East verses West) he should turn it over to Mike Hmelovsky to address any legal considers of the membership.
- Mike Rizza acknowledged this is Ted Hodecker’s last board of directors meeting.
- Communications for general membership meeting:
 - Thanks-you received from Betty Coleman for fruit basket
 - Phil Feldman is home out of rehab after having a total knee replacement

Officers Reports:

Treasurer’s Report: JC Bambach

- All members are current on dues payments through third quarter except one member Bob Ragot. In the spring a letter was sent to Bab Ragot stating he is no longer a member in good standing, membership rights and privileges have been suspended until dues and fees are current and the board will continue to follow with the possibility of perusing legal action. Letters were sent via email and certified mail with no response at the time of this meeting. Mike Rizza did review by-laws and obtain advice from an attorney. The attorney acknowledged once we have followed all the steps outlined in CCVC by-laws then next step is small claims court for claims less than \$3,000-\$5,000 to obtain a judgment against Bob Ragot and have a lean placed on his property. Marjie has offered to reach out to Bob Ragot and see if she can resolve the issue.
- Budget in all categories came in at or below budgeted amounted except for entertainment (musicians on the beach) provided last weekend was not in the budget. Feedback was very good for the event last weekend with the music on the beach from members who attended and from the musicians. Good possibility we could get them to come back next year. Entertainment committee did a great job this year and the board should encourage more events like the breakfast on the beach, rubber duck races down the stream, kayak races, etc. Also, look into CCVC tee-shirts, baseball caps, and other appropriate items. Entertainment is not a line item in the budget it is covered under the other category. Need to raise amount in next year’s budget.

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- Current cash balance is \$214,000.00 which includes \$175,000.00 in CD's. JC will have the August statement available at the general membership meeting this evening for any members that would be interested in seeing it.
 - We have one 12 months CD for \$100,000.00 which is locked through March 2017.
 - We have three 6 months CDs each for \$25,000.00 which matured on August 29th 2016. We are in the ten day window to decide what we want to do with them. Current CD rates as of a week ago 6 month interest rate was 0.41%, 9 month interest rate was 0.45% and 12 months interest rate was 1.25%. It depends what the membership gives approval for this evening regarding a shed – Mike Rizza feels we may want to have money available in hopes of being able to purchase a shed at a discount being it is the end of season and have it delivered in the spring. The site and town permits will not be ready for delivery in the fall.
 - After discussion the board members agreed to hold one \$25,000.00 on side and roll the other two \$25,000.00 CDs for 1 year.
 - Donations: The club currently donates \$50.00/member to The Hague Fire Department and \$250.00 to the LGA for a total of \$1800.00/year. JC will ask at this evening's general membership meeting if any members objects to the board increasing donations to \$2000.00 per year with \$1500.00 to The Hague Fire Department and \$500.00 to the LGA which comes to \$60.00/member for all donations.

Secretary Report: Karen Spano

- Have a list of members that have not signed that they agree to abide by the 2015 by-laws and a list of members that have not completed membership information forms. Will attempt to get members on the lists to sign if they are at the meeting this evening.
- Will have a few address membership lists available at the general membership meeting.

Committee Reports:

Buildings / Grounds / Water: Ted Hodecker

- We have no buildings
- Grounds are good shape
- Roads have a little washout from a couple of heavy rains – Mike Rizza might drag the roads in the fall if time permits.
- Water: We had a water issue over 4th of July weekend – we went from normal water usage around 4000 gallons/day up to 8000 gallons/day. Leak was found and repaired along with a couple of connections in members homes. Peter has been providing Ted with water usage reports and we are back to normal levels.
- The Army Core of Engineers will possibly be performing work on the stream this fall from a grant the LGA obtained for \$19,000.00. Goal is to have the project completed mid-September if it doesn't rain hard otherwise it will have to wait until spring. The board felt the membership should be notified but need to stress CCVC is not paying for this and the benefits to CCVC.

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- Harrison lot next door to CCVC sold yesterday to a local Hague family.
- Drinking faucet was replaced
- Peter is planning to do water line under bridge this fall.
- Roads particularly the north beach road will be dragged this fall if time and weather permit
- Parking:
 - Will have signs made for triangle lot, sediment pond, along the brook and new lot indicating where and how people should park.
 - Will look into placing railroad ties or other large boards down to indicate direction for parking and how far in to park. Margie mentioned particularly at the sediment pond people's cars are sticking way out because they can't see where the bank drops off.
 - Renters are more of an issue than members as to where to park.
- Trees:
 - Tree guy is coming today and will be taking 5 trees down this fall
 - 2 trees on the green – one birch and one poplar
 - Tree on club property in front of JC's house
 - A pine tree on the triangle lot
 - Need to look into planting some trees particularly on the green
 - Mike's father-in-law is a member of the American Chestnut Association and has access to four chestnut trees he has paid for and is willing to oversee the planting and associated costs of the fence required to go around the tree. After discussion the board recommends that we plant hard maples or oak trees. Will research types of trees and where to plant them. With the plan of planting next fall.

Architectural: Karen Spano on behalf of Mike Spano

- Atiyeh application is going through the process. The time limit is up for membership comments. The board will be making a decision soon.
- No new applications

Docks: Ted Hodecker

- Not a good summer – renters are showing up and not knowing where to go and Ted not even aware the boat was coming even with the help provided by Karen from the renters agreements
- We have 27 deep water slips might be able to squeeze out 28 slips but by deeds we need more than that. In future we might have to go to a lottery for 2nd boat or not allow them. We added two more boats this summer with new owners Hippe and Atiyeh.
- We have 2 extra slips right now with all the current primary boats and 2nd boats. One is on the outside of George Dougherty's spot and would require a lift. The other slip on the other side of where Bill Best's boat was and this slip would require whips.
- After discussion the board agreed to go back to the old dock rules – if you rent the member must remove their boat the only slip the renter will get is the member's slip – no exceptions! If the member does not remove their boat it will not be up to the board to resolve the dock space issue – it will be between the member and renter.

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- Mike Rizza to provide the dock slip template to the new dock master
- Changes made to the point docks worked well.
- We have a lot more small boats (kayaks, paddle boards, canoes, and sailboats) that members are using but there are a lot of boats at the north beach and point that have not moved in years. Ted will request tonight at the general membership meeting that everyone remove their small boats from the racks at the north beach and point so we can do maintenance on the racks. Any member that has not used their small boat in the last two years to please remove them and store them on your property to make room for small boats that are being used regularly.
- Discussed issue with not being able to get sunfishes in an out due to the gate across the launch if you do not have a small boat requiring a key to the launch (i.e. jet-ski). Dock master will provide keys to launch for members who have sailboats only. We will attach a separate list to the Lake George Boat Launch agreement for keys being issued for sunfishes only.
- Dock removal is scheduled for October 8th .

Beaches and Playground: Mike Rizza on behalf of Elizabeth Rizza

- Peter was asked to get more aggressive with racking the bench to prevent grass from growing
- His staff cleaned the stone drain along the bench
- North beach is better now that they are weed whacking

Nominating Committee: Marjie Graham

- Board members agreed to have the vote for the new nominated board members to occur under committee reports verses waiting and covering it under new business.
- Marjie came up with a full slate of officers :
 - Mike Rizza – president
 - JC Bambach- vice president
 - Marjie Graham – treasurer
 - Karen Spano – secretary
 - Bob Atiyeh
 - Dan Ginty
 - Pat Dougherty

Website: Karen Spano, Jeffrey Rizza and Mike Rizza

- Patti Haynes sent a great picture of a sunset over the lake which Jeffrey placed on first page of website
- There is a photo-gallery now on website, will encourage membership to provide photos that this evenings meeting.
- Jeffrey is willing to maintain the website

By-Laws: Mike Rizza

- Mike thanked the committee members and everyone that worked on the by-law project.
- Membership by-laws will be addressed at the spring general membership meeting

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- According to current by-laws September 1st is the day for the start of major construction. We should look into revising the by-law to reflect the day after Labor Day.

Entertainment: Carol Hodecker

- Will report this evening
- Hopefully Carol and her committee will agree to continue on
- Board members agreed to present a gift card to Morton's Steakhouse to the gentleman that donated over \$1,000 in hardware used on the docks over the years.

Unfinished Business: Mike Rizza

- Renter's Agreement: Karen will present this evening at general membership meeting. Will thank the members that rent for following the process and getting the documentation completed for each rental. We need to make sure the renter(s) are reading the agreement. Board members would like to form a rental committee for next year that will address some of the rental issues as they come up instead of board members having to deal with it. There should be 2-3 renters, 1-2 non-renters, and 1-2 board members on the committee.
- Eric Robinson is no longer in the boat storage business. He is going to work for Dockside. He signed a 3 year agreement. Fees to remain the same for 1 year. Boats will still be stored on his property.
- LGPC Boat Launch:
 - need to know changes in the spring next year
 - Had a visit from the Lake George Patrol beginning of the summer when a boat was being removed from the water. Boat was approved to use the launch.
- Sewer Easement –letter has been sent to the Viscardi (Lawyer for the Town of Hague) with more meat to it. Depending on response we might have to consider further action
- CCVC Sign
 - Will research during the winter so we can order it for the spring
 - To replace with similar sign to what we currently have will cost between \$3,000-4,000
- Shed
 - 3 people not happy with shed going along the brook and 3-4 people do not want it at the triangle.
 - Will take a vote this evening at the general membership meeting on all four locations: triangle, along the stream, in area where Mrs. Stull's office was, new lot. The location must have over 50% of the votes otherwise will follow-up with another vote for the top 2 locations.
 - Board members want shed with storage and workshop only due to liability associated with children possibly crossing route 9N, or getting injured in shed when playing ping pong table if it was set up in the shed during the summer months.

New Business: Mike Rizza

- Nothing to report

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Meeting adjourned at 12:59pm

Respectfully submitted

Karen Spano

CCVC Secretary