

1 Calling of the Roll

Secretary Mike Hmelovsky performed the calling of the roll. Meeting called at 8:37 by President Ted Hodecker. The following member were present or proxies given to the following individuals:

CCVC Members Present

- Andes, Jim** (Proxy to Hmelovsky)
- Babson, Barbara** (Proxy to Rizza)
- Bambach, JC & Lee Ann**
- Best, Claire** [BOD, Architecture]..... 5 proxies
- Borrello, Dennis** (No Proxy)
- Brattlof, Muriel**
- Brown, Marylou** (Proxy to Claire Best)
- Brown, Tom** (Proxy to Claire Best)
- Close, Charles** (No Proxy)
- Coleman, Bette** (Proxy to Lou Megow)..... 1 proxy
- Conway, Mike** [Treasurer] 1 proxy
- Daley, Ken** (Proxy to Mike Conway)
- Dougherty, George** (No Proxy)
- Feldman, Phil**
- Ginty, Jane** (Proxy to Claire Best)
- Graham, Marjorie** (Proxy to Claire Best)
- Grasso, Patricia** (Proxy to Carol Grasso-Lubeck)
- Hartl, Walter** [BOD]
- Hmelovsky, Mike** [Secretary, By-Laws]..... 1 proxy
- Hodecker, Ted** [President]
- Imhoff, Harry** [BOD]
- Keis, Barbara**
- Haynes, Patti**
- Korot, Allan**
- Manley, Barbara**
- McEwan, John** (No Proxy)
- Megow, Lu**..... 1 proxy
- Ragot, Robert** (No Proxy)
- Rizza, Mike** [Vice-President, Dock Assignments, Dock & Beach, Grounds, Water]..... 1 proxy
- Stanford, George**
- Zahm, Norb** (Proxy to Claire Best)

17 members present;10 proxies

2 Proof of Notice of Meeting or Waive of Notice

President Ted Hodecker verified Notice of Meeting had been mailed to all in attendance. No waiver of notice was given. No member raised any issues concerning notice of meeting.

3 Reading of the Minutes

A motion to suspend reading previous meeting minutes was made by Phil Feldman and seconded by Allan Korot. Motion passed.

4 Receiving of Communications

Hulets Landing letter from Dave Richards. President Ted Hodecker summarized the letter which asked associations around Lake George to form a forum whose objective would be to discuss and exchange ideas on how the goose problem on Lake George could be addressed. Harry Imhoff has volunteered to be the CCVC representative, but any CCVC member may participate if they wish.

Kyle Ross with Nottingham Association. A meeting is to be scheduled with Nottingham to discuss current and future agreements between CCVC and Nottingham Association. This should help eliminate any misunderstandings our associations currently have.

5 Election of Officers

Elections of officers was not discussed at this meeting since no election of officers is scheduled at this time. Next election will be September of 2012.

6 Reports of Officers

Treasurers Report – Mike Conway

On schedule of bill paying, we are up to day - about \$32K received. About \$10K of amount is from member who prepaid for the year. Two members are currently overdue. Discussion on the due issue was done at the board meeting.

On schedule with budget of 60K for the year – many items are fixed for budget with the exception of docks and water.

The Board of Directors has contract discussions with Peter Belden. Peter's contract will be renewed.

Mike Conway stated that the Board of Directors does encourage voluntary contributions and we thank all that have contributed in the past.

7 Reports of Committees

Architectural Committee – Claire Best.

Claire indicated that nothing new has been received. Claire did encourage writing Architectural Committee a letter if you are planning on changing anything on your house. She reminded the membership that Hague town rules and CCVC rules are a little different.

George has a put a new shed on his property

Entertainment Committee – Water Hartl.

Party tomorrow at 4PM at the clubhouse. Beer and Wine supplied

Party planned for July 3 which is a Sunday. At this time planned for outside.

Barbara Manley encouraged people to come forward with ideas on what you would like the committee to do.

Bylaw Committee – Mike Hmelovsky.

Mike Hmelovsky reported that the by-laws voted on last year have been published and distributed to the general membership with the May 2011 notice of meeting mailings. Mike also indicated that he had not received any new communications concerning

changes to the by-laws for the next meeting. George Stanford indicated he would like to see the by-laws made simpler. Mike indicated that he is available to discuss any by-law item a member may want to discuss.

Dock Assignment Committee, Dock Committee – Mike Rizza.

Mike Rizza indicated the docks were put in 2 days. Mike wanted to thank everyone that helped. Ted Hodecker thanked Mike Rizza for the construction on the “dockinator” to help with the installation of the new floating docs. The new pounder that CCVC used to put in the poles worked great. We plan to sell the old one. The team that used the new pounder remarked what a labor saver the tool is. Ted gave a big thanks to Mike Rizza for research and work on this.

Mike indicated repair for first and second fingers on the main docks are planned for tomorrow, weather permitting.

The dock assignment are done and will be posted tomorrow (05/29/11). Mike Rizza commented that the dredging, the north beach docks, 60 percent of main docks, pump house, and the CCVC well are all capital improvements have greatly enhanced CCVC. Mike Rizza wanted to thanks all the member who contributed to those efforts.

Grounds Committee – Mike Rizza

Mike indicated that some roads were in rough shape but we will have them corrected shortly. Mann’s house had a depression that is being worked on. Members are being reminded to only drive on the roads instead of the grass. Shallow underground pipe damage can occur if they do not.

The trees are in good shape on company property. Some exceptions are trees near Dennis Borrello property need some work.

Storm drains – some work , catch basin work, they are being updated for access and maintenance program . We are doing pipes in 1/3 per year basis. A replacement pip program will ensue when replacements needed.

Water system will be finished up this year – lake pump still operational. Some gal pip in the pump house needs replacement

Mike Hmelovsky has said he will take VHS Tape made of the original installation of the water system and put it on DVD that can be viewed on anyone’s laptop. Included will be the new pictures from the upgrades recently done. Mike hopes to have this done by the next meeting.

Mike Rizza explained that by having isolation values on the water system, it will be cheaper in the long run to service. They are now labeled and documented. Peter Belden has been doing a great job in the water system upgrade.

The Sewage Pump house still has a problem with drainage. Ted Hodecker will contact the town to help correct this.

Nomination Committee – None assigned for 2011.

Beach and Playground Committee – Elizabeth Rizza.

Elizabeth was not present, but it was discussed that beach erosion was great this year. The committee is discussing how to correct that from happening again at a later date.

8 Unfinished Business

Club House - Ted Hodecker proposed the following recommendation. Get the land survey down with the club house. The board approved to spend up to \$2000 and to look into what it would cost and the ramifications to sub-divide property - the clubhouse would still be CCVC property but separated from other CCVC property.

Mike Rizza pointed out regulations are making it harder to get changes – sub-divisions included. Cathy Clark indicated we could most likely get a variance to sub-divided .

A question about tax increase by Barbara Manley was raise. Mike Rizza indicated this is highly unlikely given current value and state of condition.

With respect to a property boundary line position between CCVC and Ken Daley, a request was made by ?????(Feldman) that ask Ken for easement to allow CCVC to continue to use the road that may be on his property.

Motion – decision on what we do with the club house building need to be made. A question is asked whether we ask the member ship to stabilize the clubhouse at this point in time. (Ted lists items need to be done to stabilize it).

Discussion ensued on whether we wanted to vote on spending money to stabilize it at this time.

Allan Korot indicated the need to keep the building standing or you would not be able to exercise options later, because the town would not allow you to.

A motion was made to authorize the board to spend up to \$7000 over the period of 2 years to stabilize the clubhouse by Allan Korot. It was seconded by Barbara Keis. A secret ballot was called by Barbara Manley. The motion passed by secret ballot (27 yes, 0 no).

9 New Business

Board approved a fee for member who wants to keep 2 boats in the water at the same time. A fee of \$400 is assessed to the member. First come, first serve basis based in availability. This was a unanimous vote by the board.

Guest with Jet Ski – guests need to be reminded by the CCVC member that jet skis and boats need to be registered on the lake and must be licensed to operate.

The Board of Director voted to raise dues 200 per year. The money will be used for installation and removal of docks effected Jan 1 ,2012. Mike Rizza discussed the rational of the fee. He commented on how the dock doctor currently would ask a charge of \$6000 to perform this work. He indicated we are currently working out a way to make this equitable with CCVC membership. Mike indicated he would ask for help on dock installation and removal using a signup sheet.

Ed (???) was out on the floating docks after installation and commented during a rough storm how stable the floating docs were when stressed.

Mike Rizza indicated we still have a decicated dock fun. Boat storage fees will also go into the dock fund. The money is specifically for docks.

Bylaws – George Stanford commented on membership issue. Mike Hmelovsky recommended writing down the issues and meeting with the committee chair.

A motion to close meeting was made by Judy Korot. It was seconded by Carol Imhoff and passed.

Respectfully Submitted,

Secretary Mike Hmelovsky