

# Cape Cod Village Club

## Minutes of the Annual Meeting of Members August, 30 2014

1. President Mike Hmelovsky **calls the meeting to** order at 7:10 pm. Walter moves to accept and Norb seconds the motion. Motion is passed.
2. Secretary Rick Haynes **calls the roll**, both those present and those voting by proxy :

Barbara Babson	Patti and Rick Haynes
JC and Lee Ann Bambach	Nancy and Mike Hmelovsky
Claire and Don Best	Carol and Ted Hodecker
Muriel Brattlof (proxy)	Carol and Harry Imhoff
Marylou Brown (proxy)	Barbara Keis
Bette Coleman (proxy)	Judith and Allan Korot
Maureen and Mike Conway	Todd Lincoln and Sue O Neil
Pat and George Dougherty	Barbara Manley (proxy)
Kathy and Phil Feldman (proxy)	Lind and Lu Meow
Jane and Dan Ginty (proxy)	Elizabeth and Mike Rizza
Marjie Graham	George Stanford
Carol Grasso-Lubeck and John. Lubeck	Norb and Pat Zahm
Helen and Walter Hartl	

3. Mike Hmelovsky reads recent communications:
  - **Marylou Brown** has submitted drawings of the **house renovation** she hopes to accomplish and they have been submitted to the architecture committee.
  - The clubhouse failed the recent Warren County **fire inspection** due to lack of proper extinguishers. We need to replace our two extinguishers with (perhaps) one appropriate extinguisher. Lou will be asked for his expert advice.
4. Judy Stock (Hague Chronicle) and Ginger Kennel (Town Commissioner) are always interested in helping to preserve the Town of Hague in many possible ways. not the least of which is **quality of the Lake**. They invite people to become involved in the *Hague Water Quality Awareness Committee*. (<http://fundforlakegeorge.org/HWQAC>). They mention also *The Jefferson Project*, a pioneer effort to put Lake George in the forefront of efforts to save the Lake's water resources. On another note regarding *preservation The Adirondack Architectural Heritage Association (AARCH)* might be able to help in preserving the clubhouse, should we decide to take that route. No one is sure, so Patti will look into it.

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5. As President, Mike welcomes new members **Todd and Jeff Lincoln and Sue O Neil**
6. On behalf of the whole community, Mike H. also thanks **Mike Conway** for his 12-years of selfless service to CCVC as a member of the board and especially for his recent service as Treasurer.
7. Mike C. modestly accepts the appreciation of the Club, then, as **Nominating Committee** Chairperson, quickly lists the candidates for board members to be voted upon at this meeting. (Mike C. is conspicuously absent from this list):
  - i. For President: Mike Rizza
  - ii. For Vice-President: Ted Hodecker
  - iii. For Treasurer: J.C. Bambach
  - iv. For Secretary: Karen Spano
  - v. For Board Member-at-large: Harry Imhoff
  - vi. For Board Member-at-large: Rick Haynes
  - vii. For Board Member-at-large Marjie Graham

Al Korot moves we accept the nominations and Norb seconds the motion. By a voice vote, the members agree to elect the above candidates

8. **Treasurer's Report:** Mike C. says we are on target with our spending and our budget. As always, we need to be thrifty. Our dues will remain the same as last year. Also, if anyone has had a problem communicating with Mike by US Mail, please let him know.
9. Mike also thanked some members for their **voluntary contributions**. At the risk of leaving out the names of those many members who contribute much time and effort toward the Club, Mike recognizes Dennis Borello's contribution of \$200.00, The Lubeck-Grassos for seven Adirondack chairs and Barbara Keis and family for flowers and labor.
10. Mike Spano reports that the **Architectural Committee** is awaiting a completed application from Marylou Brown for her expansion, and note that they still need variance approval by the town. The board has agreed to allow the Hmelovskys to use club property between the clubhouse and the road as a **staging area** during the delivery and erection of their new cottage. They will also use the clubhouse to store furniture during the process.
11. Mike Rizza reports **on Buildings, Roads and Grounds:**
  - Roads fared well this winter and held out through the summer.
  - Mike is looking for suggestions as to where to plant a few trees. There is currently \$300 in the budget to do so.

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- There is a water leak by the pump house that needs fixing. More problematic is a leak beyond the Route 9 bridge, and currently the Bests are without community water and are relying on their well. The line has been repaired at least six times and will need replacing, probably at a cost of \$3 – \$4k.
- Some have expressed concern about the speed at which the lawnmowers are going. Mike will speak with Peter Belden and urges members to have patience.
- Mike is not enthusiastic about doing more than the minimum to stabilize the clubhouse. He feels that we may be facing a subdivision, which would require a variance. The cost to apply for a variance is \$100, a small investment that might tell us whether subdivision is even feasible. Norb moves to proceed with Mike's proposal, Judy seconds the motion and the members vote yea. A few homes are still not in compliance with the regulations requiring a **disconnect system** that isolates a private well from the community water. Peter will work with these folks to ensure that we are all in compliance.

- 12 Elizabeth reports from Beach and Playground. We should proceed with laying new safety material under the playground structure. Nine inches of specially certified playground mulch would bring us into compliance and provide an added measure of safety. We should also have a sign reminding parents to provide supervision while younger children are at play.
- 13 **New member** fees have not kept up with our continued cost of improvements to the property We should increase the fee to more greatly reflect our costs. Mike R feels this should be a bylaw issue and that we need a committee study next year.
- 14 **The docks** will be removed (largely again with the muscles and expertise our member supported dockinator crew) over the weekend of October 4<sup>th</sup>. We required more outside labor last year, but still saved a considerable amount due to our members' help.
- 15 Mike H. reminds members who have **keys to our ramp gate** that they should return their keys at the end of the season. This will help ensure we remain compliant with the LGPC regulations.
- 16 Carol, Janet and Barb, on behalf of the **Entertainment Committee**, thank everyone for joining in this year's festivities. (The corn hole sack competition has grown so popular and competitive, that the time allotted to each meet needed to be scaled back!)

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- 17 Mike reports that all members have successfully signed onto the **Ragot agreement** and the agreement now needs to be filed with Warren County. Mike H. thanks Mike for his hard effort and the members respond with enthusiastic applause.
- 18 The CCVC **website** may provide a source of much needed and sought after information (member contact information, by-laws, Club history and the like) but privacy concerns exist amongst some members. Members need to visit the website, think about their desires for the site and their concerns as well. The issue will be re-visited next year.

## 19 New Business

- We have installed a small section of metal fence by the main dock as a sample of what we might use along both beaches for **goose** protection. It would cost about \$2,500 to fence both beaches with this particular fence, but the point would need a fence similar to the plastic fence we now employ, this largely due to the irregular, rocky terrain, Members need to weigh in on this proposal or alternatives, such as sticking with the existing fence.
- Some members would still like a **mailbox** by the main road. After much discussion, it was decided that the mailboxes would only be allowed on club property, now or future land, and that their location would largely be in the hands of the US Postal Service, which controls the placement of rural boxes.

Norb moves **to end the meeting** and have desert. Todd Lincoln seconds, and the members agree. On to the goodies!

Respectfully submitted,

Rick Haynes, Secretary