

Cape Cod Village Club
Minutes of the Spring Meeting
May 24, 2014

1. President Mike Hmelovsky opens the meeting at 7:10 PM
2. Rick Haynes, Secretary, calls the roll.
3. Those in attendance or voting by proxy:

Barbara Babson	Helen and Walter Hartl (proxy)
JC Bambach	Patti and Rick Haynes
Claire and Don Best	Mike and Nancy Hmelovsky
Muriel Bratlof	Carol and Ted Hodecket
Marylou Brown (proxy)	Carol and Harry Imhoff
Bette Coleman	Barbara Keis
Mike and Maureen Conway	Judith and Alan Korot
Kathy and Phil Feldman (proxy)	Barbara and Barbara E, Manley
Jane and Dan Ginty	Lu Megow
Marjie Graham (proxy)	Elizabeth and Mike Rizza
Carol and John Grasso-Lubek	George Stanford
	Norb and Pat Zahm (proxy)

4. Ted moves and Claire seconds that it is unnecessary to read the minutes of the last meeting. By voice vote the membership accepted the minutes of the fall 2013 meeting.
5. **Barbara Manley** says she is deeding her cottage to her daughter Barbara, but would like to personally retain her seniority and dock privileges.
6. Mike Hmelovsky expresses his concern and that of the board that we need **new board members**. He mentions that both Phil Feldman and Marjie Graham have expressed some interest. (See also item 17, below)
7. hWe will invite the Judith Stock and The Hague Water Quality Awareness Committee to meet with the board at a future date. They have an awareness program and suggest means to make property “Lake Friendly.”

9. Mike Hmelovsky reported what he found out about **management companies** (to assist the board). He discovered that they typically charge around \$10,000 a year for an organization of our size. Enthusiasm among the membership for such an arrangement was less than enthusiastic.
10. **Beach and Playground:** Elizabeth and Mike Rizza would like \$400 to seal the surface of the pickleball court. This would be done in the fall. Members approved.
11. Mike Conway has agreed to head up the **Nominating Committee** in anticipation of this fall's board elections. (See also item 17, below)
12. Mike also issued the **Treasurer's Report**. He tells us we are up to date with the bills that we currently have about \$30,000 on hand, but that amount will shrink to between \$13-\$15,000 by the end of the year. He advises us to "be careful about spending." Mike thanks everyone for being timely in their dues payments and thanks those who have pitched in a little extra to the Club. Of course, he also welcomes any additional cash contributions if members feel able to do so.
13. Mike Spano reports from the **Architectural Committee**. Currently, the Hmelovsky's new cottage is the only one under review. The Hmelovskys are currently working with their builder to work on some final details and will report any changes to the Committee.
14. Mike Rizza has shored up the north end of the main beach as reported by Elizabeth from the **Beach and Playground Committee**. People are needed to remove the smaller stones by the waters' edge. A work crew will get together to work on planting flowers around the flagpole, the main sign and the well head on the common area. (As I write this, I can report that on Sunday they were already at it and it looks wonderful.)
15. **Buildings, Grounds and Water** The roads are in good shape, largely as a result of the heavier material that Mike has been laying down. Al Korot says that Buttner Lane is in pretty rough shape, but as it is on private land there is not much the Club can do about it. Barbara Manley is concerned about the drainage work being done behind her cottage, that it is unsightly. Mike Rizza says that the work should be finished this fall, but that, in the meantime, he will work to make it look better.

There is a dead pine by the Megow's that needs removal. This brings to mind the need to plant new trees as we remove them. We have \$300 appropriated for tree planting and members are encouraged to suggest locations.

At the Conway's and Keis's expense, new drainage catch basins have been installed on their properties. A new design allows for more water to collect in the basin and dissipate into the ground before moving down the line toward the lake. This is good environmental

practice. Two additional catch basins have been approved for this year. Mike feels that, overall, drainage on the property has greatly improved.

Mike worked with the Army Corps of engineers to build the rock erosion wall on the main beach. This has addressed the severe erosion that occurred after the old dock cribs were removed.

Mike Rizza says about \$400 to \$500 will be needed to isolate some more drain valves. This allows us to work on one or two cottages without affecting the whole community. We need one by the Hartls, and, as we have located a “lost” valve by the Grasso-Lubecks,’ that one may be the next on the list.

Peter Belden is working on installing the physical disconnects required of property owners who draw water from both the community system and a private well.

We have appropriated \$3,500 toward shoring up the foundation and posts in the Clubhouse. The building is slowly coming down. We need to discuss future plans this fall.

There is a list of small projects that need doing. Members are encouraged to come forward and get involved in a project or two.

Bob Brownlee would like to recognize Mike for all the hard work he has, and continues to, put into the club. The members responded with a round of applause. Mike may have blushed, but in the light we couldn’t tell.

16. We will again hold the ever-popular parties on the Fourth of July and Labor Day weekends. Hats off to Carol, Janet, Barbara Keis and the **Entertainment Committee**.

17. Mike Hmelovsky suggested that we open up **board positions to the immediate family members** of our property owners. This would require amending the By-Laws, which may be done at the fall meeting. Members should be gathering their thoughts and are asked to share them with Mike. An approved amendment to the By-Laws this fall would allow for extended family members to be elected to the board at the same meeting.

18. Ted Hodecker thanks the crew who worked on installing the **docks** this spring. Straight as an arrow, they are. We need to replace the solar lights which seem to last two years, they will cost about \$200 (every two years) but the Board feels that this is preferable to installing a more permanent low-voltage lighting system. Al Korot would like to experiment with some solar lights that might work on the posts at the north dock. The \$200 for lights is approved.

19. The **Nottingham Agreement** is being sent to them, hopefully meeting with their consent.

7. The **Lake George Park Commission** has new regulations regarding the launching of boats on Lake George, the intent of which is to stop the spread of invasive species. This affects the launching of small boats and personal watercraft at CCVC. Now, the only permitted launch site on our property is by the Point. Only Cape Cod Village members, who have registered their craft with CCVC (see Mike Hmelovsky) will be allowed to launch personal watercraft at the launch; to date, 14 members have registered. (Canoes and small sailboats are exempt, provided the small sailboats are not trailered into the property.) The launch has been chained off and locked and members who are registered will be issued keys. ***Guests and renters may not use our launch for their own watercraft -- they must launch at an approved inspection and cleaning station; the closest is at Rogers Rock State Park. It remains the responsibility of CCVC members to notify their guests and renters of this new regulation. (The LGPC regulations can be found at their website: www.lgpc.state.ny.us ; a quick summary and list of launch sites can be found at www.lgboatinspections.com.)*** The club is subject to a \$500.00 fine for violation of the rules and Mike Hmelovsky proposes an additional fine of \$100 to members to cover costs incurred with a violation. The Club must notify the Commission that we have agreed to their requirements and the agreement must be ratified by the membership. Ted moved to ratify the agreement and Judith seconded the motion A voice vote unanimously approves.

20. Mike Rizza and his son Jeff have developed an attractive Cape Cod Village Club **website**: www.capecodvillageclub.org. It is currently protected and only members with a password can access the sight (See Mike.). The websight may be a source for information useful to members, guests and potential renters. It could include By Laws, forms, meeting minutes and abbouncements, club history and more. (Special thanks, as well, to George Stanford for his valuable contributions of CCVC history.). The site may also contain member contact lists, photos and other information some members might be reluctant to share publicly. We need to give this some thought and discuss --and possibly vote on -- this fall.

21. **Ken Daley** may be closing soon on the sale of his cottage.

22. Cathy Clark met with the board to discuss the posting of an **owner information list** in each cottage. They contain emergency contact information, 911 addresses and other information useful to guests and visitors. The forms are available from the town and some were distributed to members tonight. The town asks that the list be prominently displayed.

Cathy also reported that the town is experiencing a serious problem with **town sewer pumps** being decommissioned after being clogged with sanitary products and diaper wipes. (CCVC pumps have not yet been affected.) “Please dispose of these items in the trash, says Cathy.”

23. The **agreement with Bob Ragot** is in the final stages. Within 90 days of the deed being filed, the subdivision will be in effect and the Club will obtain the four acre parcel included in the agreement. Taxes we will inherit will, in the end, be offset by membership fees on the new subdivision.

Al Korot is concerned that the right of way to the new parcels does not proceed up his road. He was assured that the rights of way enter off Rte 9N.

24. There appears to be no more new business and desert is waiting. Maureen Conway moved to adjourn, Claire Best seconded the motion and the membership agreed. The meeting is adjourned at 8:50 PM.

Respectfully Submitted
Rick Haynes, Secretary