

# Cape Cod Village Club, Inc.

## General Membership Spring Meeting May 23, 2105

President Mike Rizza called the meeting to order at 7:08pm.

Secretary Karen Spano calls the roll, both those present and those voting by proxy:

Jennifer and Chuck Anderson (proxy)	Nancy and Mike Hmelovsky
Barbara Babson	Carol and Ted Hodecker
JC Bambach	Carol and Harry Imhoff
Claire and Don Best	Barbara Keis
Muriel Brattlof	Judith and Allan Korot (proxy)
Tom Brown (proxy)	Todd Lincoln & Sue O Neil (proxy)
Marylou Brown	Barbara Manley
Bette Coleman (proxy)	Linda and Lou Megow (proxy)
Maureen and Mike Conway (proxy)	Mary-Lynn and Bob Ragot (proxy)
Pat and George Dougherty (proxy)	Elizabeth and Mike Rizza
Jane and Dan Ginty	George Stanford
Marjie Graham (proxy)	Norb and Pat Zahm (proxy)
Carol Grasso-Lubeck and John Lubeck	
Helen and Walter Hartl	
Patti and Rick Haynes	

Quorum present

Mike asked if anyone would like minutes from last meeting read. No requests received.

### **Communications:**

- Mike Rizza informed members that Margaret Close is currently in the ICU and asked everyone to keep her in their thoughts and prayers. Karen stated that a get well card had already been sent on behalf of the membership.
- Patti Haynes contacted Steven Engelhardt from Adirondack Architectural Heritage who also contacted William Krattinger from Office of Parks, Recreation and Historical Preservation regarding recommendations for the clubhouse. Will discuss later under clubhouse.
- Received a letter from Edna Fraiser (Hague Supervisor) – responding to our ongoing letter about the sewer easement. Will discuss later in meeting.
- Mike Rizza on behalf of membership thanked
  1. George Stanford for the donation of two trees along the walk way between route 9N and Tom Brown's and Todd Lincoln's homes.
  2. McEwan's donated \$300 to the playground mulch fund

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- There is \$300 in the budget this year and last year for planting of tree(s). Mike is looking for suggestions on locations to plant additional 1-2 new trees.
- Mike Conway emailed and officially resigned his position as nomination committee chair – will need to look for a nomination committee chair next year.
- Mike Rizza thanked the board of directors for their hard work and appreciated their feedback over the winter months.
  1. JC Bambach took over as treasurer from Mike Conway and has done a fabulous job of transitioning and getting new bank accounts set up. This was no easy task as he had some mighty big shoes to fill. He managed to get the membership to send him their dues.
  2. Thanked Karen for help with secretarial functions.

## **Officer's Reports:**

Treasurer: JC thanked Mike Conway for his 12 years as treasurer, for the quality and organization of his work that made the transition go so smoothly. He asked everyone to please thank Mike when they see him. In January 2015 the annual financial report for 2014 was sent to each member. JC stated he appreciated all the members that paid their dues on time. He has collected \$47,000 of the \$69,000 for the year. The club is on target with the budget for this year, but expenses will start coming in. The majority of expenses are fixed. \$38,000 or 55% of the budget goes to cover Peter Belden's contract. Peter Belden's contract is a 3 year contract with under 3% increase approximately \$1,000 more each of the next two years with fixed amenities (based on the number of cottages to open and close , number of bathrooms). With homeowners expanding costs will increase. JC is working with the insurance broker reviewing the coverage on all of the club's policies (property/clubhouse; liability for directors and officers; and umbrella). Board of directors will meet in the summer to discuss further. The following donations were made last year:

- George Stanford – two new trees
- McEwan - \$300
- Best - \$200
- Borrello - \$200
- Grasso-Lubeck – beach chairs
- Keis – plants and plant labor
- Anonymous donation of \$300 for the playground

Secretary: Karen

Raised the issue of email verses regular mail- looking for suggestions on how important documents should be sent. Should the club go back to sending important documents such as the meeting notices, proxies, and the annual financial report by mail? When I have to send important documents by email I will be requesting that one family member respond that they

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received the email and were able to open the attached document(s). It was requested that every household complete the communication form that was sent with the meeting notice. This form will enable me to verify that the membership contact list is correct, that I have correct email addresses for every family member that wants to receive CCVC information. We also included on the communication form a section regarding willingness to have information posted on CCVC website (names, addresses, phone numbers, and pictures). Mike Rizza brought up at the beginning of the year JC Bambach sent out a packet that included the annual financial report and dock request form. Ted Hodecker did not get many responses back and had to follow up with multiple emails and phone calls. Some people felt they did not need to respond because they just wanted the same slip as last year and others missed it because they didn't read the whole email. The dock form needs to be completed each year and in writing for the launch agreement. Ted stated that going forward the dock form will be sent by regular mail. The more documents we have to send by regular mail increases cost and that leaves less in the budget for other expenses. Mike Rizza suggested that the dock form be sent closer to the boating season.

Mike Hmelovsky- stated as having been a past secretary he thought the acknowledgement request on emails containing important documents is a great idea.

## **Committee Reports:**

### **Building, Grounds and Water:** Ted Hodecker

- Buildings: two buildings are still standing and will discuss later in meeting
- Grounds: look pretty good considering the severity of the winter the north country had this last year with 5-1/2 feet of frost and record cold. The roads are in good shape after the winter. If anyone has complaints regarding grounds please reach out to a board member and the board will address it with Peter. Mike Rizza mentioned that he spoke with Peter last year regarding mowing to fast, grass clips flying all over, mowing over flower beds, etc. Peter has placed deflectors over the chutes on the lawn mowers and has spoken to all of his employees. Mike requested that members provide feedback to Ted if it is going better or not. Patti Haynes added one more issue being tire tracks around trees and stopping too fast. Jane Ginty brought up that they were mowing around her house yesterday and one of Peter's guys was training another guy and mentioned that if he did not do it correctly that he could go look for another job. On a side bar Ted mentioned that Paul one of Peter's guy's had a stroke the other day. Ted asked that everyone keep him in our thoughts and prayers. He is doing pretty good as the ambulance got there pretty quickly and administered the correct medication timely.
- Water: Now we have a few problems. This year we had multiple broken pipes – all pipes from mains to individual cottages. They are the smaller pipes, thin pipes, not as far down in the ground. The broken pipes were mostly due to tree roots and not because of the frost. We will need to address the water system in the future. Our pipes are old

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and the quality of material used in the past is not like what can be used today that can resist frost. We have done work on mains with valves and zones, so if a break occurs the whole water system does not need to be shut down to fix a break in one house. Will have to address the water system in the future and it will cost a lot less if we do it a little at a time as we do repairs. Peter, Mike and the board discussed as Peter digs up lines should we just fix the break or dig up the other 50% and fix the whole line. Due to the number of breaks it was decided to only fix just what was damaged. We will have the new black pipe on site for future repairs that is much better quality pipe and will withstand the weather conditions in the north. Chlorinator: Had to be repaired this year at a cost of \$200. Next time it goes we will need to go with a new designed chlorinator that is more reliable, durable, efficient and cost effective. When we brought the water system up we were fine with the main lines but expenses came with getting each house up and running. Rick Haynes addressed the importance of trees – he doesn't want to see people cutting down trees because of a threat to the water system. Jane Ginty asked if these are big expenses would there be any advantage to having a small assessment to start a contingency fund? Mike Rizza stated that we do have the capital improvement fund that we are starting to build back up. Dan Ginty asked how many homes are on well water verses lake water. It was felt that a majority of the homes are on wells.

## Architectural: Mike Spano

There is nothing new. Mike Rizza did mention that George Stanford requested to have his stone stoop replaced with a wooden stoop of the same size. It was determined that no CCVC approval was needed. George did get the necessary permit(s) from the town.

## Docks: Ted Hodecker

- We have docks. Probably the most efficient year yet, but may not have been as time efficient as in the past. Had 3 teams working, no injuries, no hassles and all docks went in great.
- The docks survived the winter perfectly
- Dockinator- Mike Rizza has bought a new trailer for \$300 (same price as old trailer) but it is bigger, heavier and better than current trailer. Mike also purchased a new winch – Mike and Ted attempted to install it on the old trailer but it was not going to work well so decided to save it for new dockinator. Will be making dockinator 2 eventually might see it in the fall or next year.
- Dock assignments are exactly the same as last year.
- Sign for dock spaces will get hung up next week.
- Dock permit – Ted will place is on the main dock tomorrow. JC had issues with obtaining the dock permit, as it was issued to someone in Long Island. Dock permit cost \$1150.
- New parts for main dock –Ted attempted to order new parts from Dock Doctor in February but was told it was too early. After 3 contacts with Dock Doctor and

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writing a check for 50% deposit order was placed for spud mounts and some other minor parts. We are still waiting for the parts. If we had the parts before the docks went into the water it would have save time and labor. Will do minor repairs during the season once the parts are received. Patti Haynes inquired if it is possible to wait till the fall or next spring to replace the parts. Ted stated that the pipes that are wearing can easily be fixed and we have the material for the end fingers. To replace the new spud mounts will be tough. Looking to replace the spud mounts on the last two fingers as they get more wear and tear. Mike Rizza mentioned that the new mounts will make the whole dock firmer. Budget each piece cost \$250 a piece we have over \$1000 in new spud mounts.

## Beaches and Playground: Elizabeth Rizza

- Playground certified mulch will be put down in June.
- Looking to place certified beach sand on main beach
- Pickle ball net will go up tomorrow. Elizabeth requested that members remind their kids to pick-up paddles and balls when they are done and put them away.
- Elizabeth will be planting flowers around the sign and flag pole tomorrow around 10 am if anyone would like to help.
- Patti Haynes commented on how fantastic the main beach looked this year – better than any year that she has been around. The rock work last year seemed to hold in the beach sand. Ted commented that the beach was washed out really bad after the ice went out. Ted thanked Mike Rizza for his work on repairing the beach.
- Walter Hartl acknowledged the work that Bob Brownlee did in picking up the goose litter. A thank-you was extended to Bob by the membership.

## Website: Mike Rizza

- Committee consists of Mike Rizza, Mike Hmelovsky, and Karen Spano
- Questions were added to the communication questionnaire this year which will aid with members wishes as it relates to privacy and security. If a majority of members do not want information such as contact information and pictures posted we won't do it.
- Elizabeth mentioned the usefulness of the website. At the end of the season last year Peter had a question regarding where certain water lines were and was able to get the answer from the website. Mike Rizza also stated that people have downloaded the dock form off the website and that he was contacted by potential renters looking at the website. It is also a good source to go to for the CCVC by-laws.
- The password is still the same – for general membership the password is CCVC and the zip code with no spaces.

## By-Laws: Mike Rizza

- Committee consists of the board of directors, Mike Hmelovsky and George Stanford
- The committee did work over the winter with Mike R sending different sections of the by-laws for review. He felt there was good feedback but realized it was a good way to get information out but you really need a face to face meeting to fine tune it so it can then be presented to the membership in the fall. Unfortunately due to a fire Mike R. had

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to deal with in February things got side tracked and the committee did not get to the membership by-laws which need the most work. Mike R. hopes to get the committee together this summer to get input from people to bring to the membership this fall for a vote. If you have any thoughts or opinions you want to give please reach out to a committee member.

- Architectural by-law: Need to be reviewed also. The revised by-law were used in two new applications with Mike Hmelovsky and Marylou Brown. It seemed to help but there still is some confusion with the process. These two applications processed faster than previous applications but there still seemed to be some confusion on the process. Will discuss further at the fall meeting.
- Mike Hmelovsky stated that Mike R. started reviewing the by-laws very methodically one section at a time and was able to do it with email, but the membership by-law section is not conducive to do by email. Mike H asked everyone to review the membership by-laws and provide any ideas or suggestions for changes you might want to a committee member. Mike R. is hoping to have board of directors meeting and by-law meetings this summer.

## Entertainment: Carol Hodecker

- Marylou Brown and Pat Zahm have joined the committee
- There will be a club party on the Saturday July 4<sup>th</sup>. Everyone is to bring a hot dish and the club will provide refreshments and paper goods. Carol will be running the party as long as she is here. Ted announced they will be grandparents very soon with their first grandchild.
- Looking for additional corn hole games so we can make it go faster and not end up playing in the dark. Also, looking for additional games for the kids such as Kan-Jam, Spike Ball, and Ladder Ball.
- The club paid for lunch for all of the dock workers. Ted went on to thank everyone that participated in helping to get the docks in.

## Old Business: Mike Rizza

- Ragot lot transfer: Mike stated he is embarrassed to have to say we have not closed yet. He would love for any member to provide him with a name of a decent attorney in the area. Pat Carney has not been very efficient for a \$1 transfer it has taken over 7 months but should be able to close hopefully in the next couple of weeks. The survey map we got was extremely vague missing measurements/dimensions and miss interrupted regulations and deeds, basically they were fine with it and were asking us to just purchase lot #4. Slight adjustments were made to the survey without the club occurring additional cost. Mike feels the survey is ok now and that the club is covered. He has signed the papers and is just waiting to see the property description on the deed.
- Nottingham Agreement: We seem to be spinning our wheels. We have had a verbal agreement for 2-3 years. Mike even agreed to give up another Jet Ski spot that we do not use but still have not received a signed agreement back due to members of

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Nottingham association not getting along. If we do not receive a signed agreement back in the next couple of weeks we will reach out to the LGPC.

- Town of Hague Sewer Easement: This has been going on for 2-1/2 years with 3 CCVC presidents in a row dealing with this. Edna Frasier (Town Supervisor) has stated she wants to get this taken care of. The town attorney after reviewing the easement came back to say what we have is fine. The problem is after Ted and Mike spent a day in the county office going through boxes after boxes there are no other easements and the current easement is missing a page that contains the map. Mike reached out to a title company and was told they would never give title insurance with no description or map attached to the easement. Ted and Mike attend the last board meeting to address the easement. Edna Frasier and Ginger K. were the only 2 board members that had some knowledge of what has been going on. Mike and Ted felt they did get somewhere at the town board meeting and agreed to give the town board one more month to address this. Without a proper easement the bigger issue is if something should happen with the pump house and sewage leaks into the lake the club would be liable. Walter Halter inquired if anyone has addressed the recent increase in the sewer tax. The sewer tax went from \$450 two years ago to \$550 last year and \$648 this year. The response the town gives is there has been a lot of trouble with pumps breaking down. There seems to be nothing getting done at the town level to get reliable people on the sewer committee and reliable equipment. Claire Best stated the town has hired a retired person from Ti that worked for the Ti sewer system.

## **New Business**

- New (Ragot) Lot: Once we close on lot we need plans for how to use the lot. This year we saved \$400-\$600 in trucking fees for leaves and debris. Need a plan for how best to manage the lot so we get the most out of it. Need a plan to organize and monitor the lot. Need to have access to park trailers. Mike R. reminded all members that park trailers on the lot to make sure they lock the tongue of the trailer and remove any spare tires. There have been some members that had items stolen off of their trailers as the trailer are very obvious on the lot. Mike would like to see the trail to the dam cleared and have a picnic table placed at the dam for members to be able to go to for a picnic. Mike R. plans on making sign to mark the areas for dumping of leaves and grass clippings, etc.
- Insurance: Mike R mentioned that JC Bambach did a good job of covering insurance in his treasurer's report. The board of directors will be looking at coverage for property, liability, etc. Will look at what we have, what we need, how much it will cost, etc. Will have more information for the fall meeting.
- Barbara Manley inquired about the ground behind Lubeck's and her house if it was going to be seeded. Mike R did grate the land and seeded it in the fall but due to the very dry spring the seed did not take well. Will try and re-seed later this spring otherwise will seed in fall again. Mike R. acknowledged the great job Bill Best has done working on Marylou's house with the tight/closed work space he has avoided causing

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any damage to club or neighbors property. Bill Best has agreed to re-seed the club's ground in front of Marylou's that he has had his trailer parked on, when he is done.

- Walter Hartl: Thanked the people in the community for all the get well cards he received post his surgical procedure. Karen also acknowledged that Walter had sent a thank-you card for the fruit basket sent on behalf of the CCVC membership. If anyone wants to see the card it would be available after the meeting.

## **Clubhouse**

- Mike Rizza read a letter from Steven Engelhart – Executive Director of Adirondack Architectural Heritage (to see a copy of the letter see Mike Rizza or Karen Spano)
- Mike Rizza read another letter received from William Krattinger from the office of Parks, Recreation and Historical Preservation (to see a copy of the letter see Mike Rizza or Karen Spano).
- Mike R. thanked Patti Haynes for contacting them for us.
- Mike explained the summary of options for the clubhouse which had been presented to the membership prior to the meeting.
- The board of directors recommended to approve opinion #4 – which is to sell the clubhouse
- Mike R. opened up the floor for discussion, comments and questions. Points of discussion were:
  - ❖ Nostalgic value
  - ❖ Comments from people in town about how bad it looks
  - ❖ Value of having a clubhouse and where it might be located
  - ❖ Potential decrease in home value due to more members having to share lake front
  - ❖ For members to take a look at new clubhouse at Lake Forest Acres beach
  - ❖ Special assessment for clubhouse
- Bob Brownlee asked Mike Rizza to read the four options
  - ❖ Option 1 – renovate the clubhouse at an estimated cost of \$3550 per member
  - ❖ Option 2- tear down clubhouse and make into parking lot/pavilion. For parking lot cost would be approximately \$323 per member and to build a pavilion would add an addition cost of \$645 per member.
  - ❖ Option 3- tear down clubhouse and rebuild prefab cottage style clubhouse at a cost of approximately \$3225 per member
  - ❖ Option 4- Sell club house as is contingent on subdivision and decide later whether to build another clubhouse and where to place it. No cost associated with this option and the potential to lower dues.
- Claire best made a motion for a closed ballot for each member to vote on the option they want. Motion was second by Helen Hartl
- Results of vote ( need to have 14 votes to have a majority vote)
  - ❖ Option 1 – one vote
  - ❖ Option 2 – no votes



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- ❖ Option 3 – three votes
- ❖ Option 4 – twenty one votes which is a majority vote
- ❖ No vote - one
- What is the next step – discussion was held on what should the board do. The board feels we need to get 2-3 realtors to give appraisal on the clubhouse. Then we need to work on what price, who do we list it with and what contingencies do we want. Claire Best made a motion for the board to get at least 3 realtors to give appraisals on clubhouse to be voted on at a special meeting on July 4<sup>th</sup>. Motion was second by Elizabeth. Vote passed with all in favor.
- There was discussion that followed that a special meeting on July 4<sup>th</sup> might be too late. Mike Rizza stated the board will reach out to at least 3 realtors and as soon as the board has the information will look to see if can call a special meeting earlier – provided that notice of special meeting goes out at least two weeks prior.

Elizabeth made a motion to adjourn meeting. Dan Ginty seconds the motion. Members present were all in favor.

Meeting adjourned at 9:33pm.

Respectfully submitted

Karen B. Spano  
CCVC Secretary