**Yoga Society of New York, Inc.**

**Board Meeting Minutes**

**Saturday, December 13, 2014**

**Blue Sky Center, Time: 2:00 pm**

**Trustees Present:** Carol Rollinger **(**Kiranavali), Dr. Scott Moss (Kamala Kanta), Margaret Dillsaver (Purnima), Donna Carlisi, Sarasvati (Silvia Donates)

**Other Trustees present electronically**: Eve Kudler (Prajna), Tara Federman

**Others Present:** Bharati Balmes

1. Welcome and Meditation
2. Minutes
   1. November 15, 2014 minutes were read and approved
3. Financials
   1. Added to Financials: P&L November expanded version so you can view the details, P&L November 2014 collapsed version with previous year comparison, P&L fiscal year collapsed version with previous year comparison, Restricted Contributions, A/P Aging, Balance Sheet dated Dec. 12, 2014, Uncategorized Expenses Report (credit card charges with no receipt turned in).
   2. Financials were approved as presented after discussion
4. Report on proposal by BBP Trust to YSNY on “Guru’s Cottage” Plot Subdivision:

*It has been the consensus of both the Baba Bhagavandas Publication Trust and the Yoga Society of New York to go ahead with the procedures for a subdivision of the "Guru's Cottage" plot. See supporting document titled “Background on Subdivision Planning” (2 pages, excerpts). This is a joint project of the YSNY and the BBPT.*

*Some of the work has already been done in 2013/14, paid for by BBPT via two reimbursements to the YSNY Shrine Account, $750 and $500. The latter was part of the retainer given to Pietrzak & Pfau Engineering & Surveying for the combined shrine and subdivision project and is supposed to be “applied to the final invoice.”*

***1.****Pietrzak & Pfau to be confirmed as the engineer/surveyor doing the work for the subdivision, including an updated site plan and map showing the finished shrine as well as the 50 ft infiltrator ditch recently added to the septic system of the Cottage, etc.****2.****Legal counsel to be hired to see us through the application process with the Planning Board, etc., to be explored and agreed upon by both YSNY and BBPT.  [Jacobowitz & Gubits? Bob Green? Other?]*

*A formal letter by the YSNY may be needed, authorizing the BBPT to make the application for the subdivision. Also, the “Option to Purchase,” which is part of the original BBP Trust papers, will need to be amended, confirmed and recorded in Goshen, etc.*

***3.****The BBP Trust shall continue to advance any funds necessary to obtain the subdivision, in accordance with the YSNY Board resolution of June 2012.   
  
Note: As outlined in the "Option to Purchase,” subdivision expenses should be shared equally between the YSNY and the BBPT. The BBP Trust wants to cover all of the expenses involved (see proposal by BBPT of Sept. 2011). The Yoga Society could reimburse their 50% to the Trust at any time and in any manner they wish. Final figures to be calculated when the subdivision process is complete.*

**\*See attached Addendum #1 following end of the Board Minutes**

1. Committee reports
   1. Buildings and Grounds
      1. An insulation inspection will be held for the Panini Annex on Tuesday or Wednesday
      2. Looking into projects for the maintenance staff to do this winter to upgrade the facility
      3. In the process of reviewing our insurance coverage for all of the buildings.
      4. John corrected a drainage problem in one of the pipes of the Cottage
   2. HRC
      1. All staffing positions are covered for the winter season
   3. Program Planning
      1. PPC calendar update was sent out on December 5
   4. Energy Conservation Committee
      1. Walter will give his presentation on natural gas after the first of the year
2. **Resolutions:**

1. Whereas, the Board of the Yoga Society of New York, desires to reinstate Committees for the year 2015 and terminate the previously existing Committees as of Dec 31st 2014, now be it

Resolved, that the following Committees which were active in 2014 are hereby reinstated as of January 1st, 2015:

Executive Committee – Chair: Carol Rollinger (Kiranavali)

HRC/Management Committee – Chair: Scott Moss (Kamala Kanta)

Buildings and Grounds Committee – Chair: John Sekora

Program Planning Committee – Chair: Bharati E. Balmes

Shrine Committee – Chair: Bharati E. Balmes

Technology Committee – Chair: Lindsay Stroh (Nandini)

Sacred Settings Committee   (Not Applicable)

Energy Conservation Committee – Chair: Donna Carlisi

Yes\_\_7\_\_No\_\_\_0\_\_Abstain\_\_\_\_\_\_Disqualified Person/Conflict of Interest\_\_\_\_\_\_\_\_

1. Whereas, it is timely for the Board of the Yoga Society of New York, to pass a budget  for the year that begins in October 2014 and ends in September 2015, the Executive Committee recommends using the 2013-2014 budget, now be it

Resolved, that the 2013-2014 budget be accepted as the 2014-2015 budget.

Yes\_\_7\_\_No\_\_0 \_\_Abstain\_\_\_\_\_\_Disqualified Person/Conflict of Interest\_\_\_\_\_\_\_\_

RESOLUTION #3 WILL BE POSTPONED UNTIL FURTHER RESEARCH IS DONE:

1. Whereas, examination of three buildings (Main House, Panini and Sapphire) found ten windows which should be replaced, each costing $170, and

Whereas, these replacements will help conserve heat, and  
  
Whereas, 5 of these windows are broken and a safety hazard, and  
  
Whereas, we have the manpower on staff to do this work over the next three months, and  
  
Whereas, the Buildings & Grounds Committee recommends purchasing only five windows at one time on the Home Depot account (or Lowes account if opened) over a period of two months in order to spread out the payments over a couple months, now be it  
  
Resolved, that by the recommendation of Buildings & Grounds Committee, $1,800 is allocated for the purchase of ten windows (and any required hardware), to be purchased 5 windows at a time and installed by Ashram staff over the next three months, pending research by Donna Carlisi on window grade and brand and John Sekora is authorized to make these purchases, with funds coming from the Winter Reserve Account.

Yes\_\_\_\_   No \_\_\_\_\_ Abstain \_\_\_\_  Disqualified Person/Conflict of Interest \_\_\_\_\_\_\_\_

1. Whereas, the Board regularly, and when necessary, appoints signatories (those individuals who have been appointed by the Board to sign checks), now be it

Resolved, that the Board of the YSNY appoints Eve Kudler, Donna Carlisi, Scott Moss, and Carol Rollinger as signatories for the Sterling Bank.

Yes\_\_7\_\_No\_\_0\_\_\_Abstain\_\_\_\_\_\_Disqualified Person/Conflict of Interest\_\_\_\_\_\_\_\_

1. Whereas, the Board regularly, and when necessary, appoints signatories (those individuals who have been appointed by the Board to sign checks), now be it

Resolved, that the Board of the YSNY appoints Scott Moss, Donna Carlisi Eve Kudler and Carol Rollinger as signatories for the Chase Bank.

Yes\_\_7\_\_No\_\_0\_\_\_Abstain\_\_\_\_\_\_Disqualified Person/Conflict of Interest\_\_\_\_\_\_\_\_

1. Whereas, the road that goes by the side of the Blue Sky Center and in front of the apartments is not draining well, creating large areas of ice in cold wet weather, and

Whereas, this makes the road extremely hazardous, beyond the scope of our standard winter road salting routine,

Whereas, a more sophisticated drainage system may need to be installed in the future, now be it

Resolved, that Monroe Landscaping will be hired for $800 to dig drainage swells, grade and compact the road, apply stone, and compact again, using 4-6 loads of stone costing $170 per load, bringing the total road repair up to $1900, with the Buildings & Grounds Committee determining the type of stone and overseeing the work, with funds coming from the Winter Reserve Account.

Yes\_\_7\_\_No\_\_0\_\_\_Abstain\_\_\_\_\_\_Disqualified Person/Conflict of Interest\_\_\_\_\_\_\_\_

1. Whereas, a long term resident and staff member at Ananda Ashram is moving to California and is requesting financial support from the Human Resource Committee to make such a move, now be it

Resolved, that $1,000 is approved for the Human Resource Committee to facilitate the resident’s moving. He will receive a portion to aid in his preparation and balance given on his departure as determined by the Human Resource Committee. The funds will be taken from the Winter Reserve Account and Scott Moss is authorized to facilitate all arrangements.

Yes\_\_7\_\_No\_\_0\_\_\_Abstain\_\_\_\_\_\_Disqualified Person/Conflict of Interest\_\_\_\_\_\_\_\_

**Announcements**:

Upcoming Board meeting dates for 2015: January 10th, February 14th, March 14th, April 18th Board and Membership meeting, May 9th, June 13th, July 11th, August 15th, September 12th, October 17th Board and Membership meeting

A meeting to discuss grants for the Ashram will be held on December 20, 2014 at 11:00 a.m.

A meeting for open discussion regarding the Shanti-sadanam for will be held on December 27, 2014 at 1:30 p.m.

Closing Meditation

Respectfully submitted by:

Sarasvati Silvia Donates

Board Assistant Secretary

**ADDENDUM #1**

Some Background on Subdivision Planning Bharati / Nov. 22, 2014

**1.** From "Option to Purchase" Agreement between Yoga Society of New York and Baba Bhagavandas Publication Trust, first signed Aug. 19, 1992, then again Sep. 10, 1993:   
 *….. The cost and expense of the subdivision and conveyance shall be paid equally by the grantor and the Trust. The Trust shall reimburse the grantor its fifty percent (50%) share of the reasonable and necessary expenses for subdivision and conveyance simultaneously with the conveyance of title. …..*  
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**2.** ---------- Forwarded message ----------  
From: GEORGE817 LEONE <georgeleone@sbcglobal.net>  
Date: Sun, May 21, 2006 at 11:50 AM  
Subject: Re: Report on some of the Trust Activities  
To: Bharati <bharati@babatrust.org>

*Thanks for the information on the Cottage and Publication Trust.  It will be important for both you and Radha to have some kind of time period, or date, for the conveyance* [this was changed to: subdivision] *of the Baba Bhagavandas Publication Trust property from the Yoga Society of New York, Inc.  Time marches on... people and positions change, which can cause problems in understanding what Guruji's plans and objectives were concerning the Cottage and Trust. .....*

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**3.** From Informal Notes on (Bh.'s & P.'s) Meeting with Ron Cohen, Esq., Dec. 22, 2006:  
  
*“Going ahead with the Cottage subdivision is a wise option. Subdivisions enhance value of property. In real estate, sum of parts is greater than whole. Advantage to both YSNY and BBPT to get subdivision -- interests are parallel."*

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**4.** ---------- Forwarded message ----------  
From: Bharati <bharati000@gmail.com>  
Date: Mon, Sep 5, 2011 at 10:03 AM  
Subject: Please review, for board agenda  
To: radha <radha@babatrust.org>, George F Leone <wd5ezz@gmail.com>, George F Leone <georgefleone@hotmail.com>  
Cc: Purnima Dillsaver <dillsaver@gmail.com>

Dear Radha and George,

This is in reference to our recent conversations.   
.................

For Agenda, YSNY Board Meeting, 9/10/11 --

The Baba Bhagavandas Publication Trust proposes the following:

*To initiate steps towards creating a subdivision of the "Guru's Cottage" plot, as shown in the plans filed in Goshen. This would include easements for access road and water, etc., for the "Guru's Cottage" plot as well as the "Publication Center" plot (near Newman House), which is already subdivided. The Trust, in cooperation with the Yoga Society, will explore the necessary steps.  
  
As outlined in the "Option to Purchase," which is part of the BBP Trust Agreement, the subdivision expenses should be shared equally between the YSNY and the BBPT. The BBP Trust proposes, at this time, to cover all of the expenses involved. The Yoga Society could reimburse their 50% to the Trust at any time they wish.  
  
[In any case, if in future the actual conveyance of the real estate (for $1.00) is agreed upon, these expenses would be reimbursed again to the Yoga Society by the Trust according to the "Option to Purchase" signed on Sept. 10, 1993.]*

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**5.** From Notes on BBPT's Meeting with Mark Krohn & George Lithco, Attorneys for Jacobowitz & Gubits (Walden, NY), Oct. 11, 2011:

“*Application for subdivision should come from YSNY. Or they could authorize BBPT to make application. Make it a binding obligation.*  
 *Get proposals from surveyor – use a surveyor who is familiar with Planning Board....   
  
Be at the Planning Board meetings when surveyor gives info to make presentation as complete as possible.*  
  
*Good to bring legal counsel for application procedure. May require a standard retainer.*"

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**6.** ---------- Forwarded message ----------  
From: Bharati <bharati000@gmail.com>  
Date: Thu, Sep 4, 2014 at 2:17 PM  
Subject: Shrine and BBPT matters  
To: radha <radha@babatrust.org>, Kiranavali Carol Rollinger <kiranavali09@gmail.com>  
Cc: Purnima Margaret Dillsaver <dillsaver@gmail.com>, Scott Moss mosschir@gmail.com

Dear Trust members,  
.......................  
  
For reference, here is the relevant part of a Resolution that was passed in the YSNY Board meeting of **6/23/2012:**  
*"Be it resolved that if the BABA BHAGAVANDAS PUBLICATION TRUST wants to hire and retain an engineer to assist in obtaining the subdivision and wishes to advance any funds necessary to obtain the subdivision, then the Yoga Society of NY, Inc. approves going ahead with all   
necessary and proper procedures."*