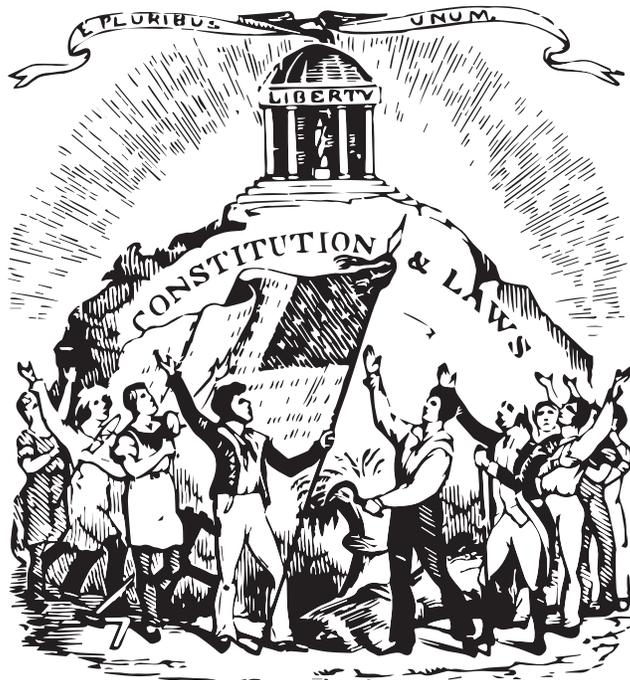


# ROAD FOUR



*Spring 2017*

# Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Spring  
2017

## GB Colony Celebrates 90th Anniversary

**D**ear Neighbor: On July 15, 2017, we will be celebrating the 90th anniversary of the Goldens Bridge Colony. This is some accomplishment. We want to celebrate in a way we can all feel proud of and happy that there are still some very old-timers around.

We have formed a planning committee of residents some of whom were involved in the very successful 75th anniversary celebration in 2002. In 1927 when we were founded by our pioneer members, there were many other communities that were similarly founded at the same time; GB colony is still the only live one filled with the voices of young children who will carry on to the next century while the others are no more.

At the first meeting of our planning committee held on Sunday, December 11th we had 6 people. We had a very good meeting and came up with some tentative plans which will need more work, some additional ideas and more people and resources to carry out a successful anniversary. We thought of singing, dancing, free food and mugs, the sharing of recipes, and even a campfire. Also tours of houses, stories, poems and reminiscing, and recollections of our democratic values and life as we see it now and for the future.

We also want to involve more people, particularly those who are new to the community and settled in the past 15 years. We also want to involve some real young people—adolescents and those in their 20s. Please send us the names and email addresses of former members of the colony. We have also set aside the weekend of July 15th, 2017 as celebration time.

Sincerely yours,

Co-Chairs

PEARL KLAINBERG Pearl.klainberg@gmail.com

NAT YALOWITZ Nat.Yalowitz@gmail.com

## Academy Award Nomination

*Life, Animated*, a film produced by Julie Goldman, has been nominated for an Academy Award as a documentary. The film follows the early life of Owen Suskind who did not speak as a child. His family found a way to communicate through the "use of animated Disney films." Julie, who spent many summers in Goldens Bridge during her youth, is an Emmy Award winning producer of documentary films.

## All Invited To Showing Of "Disturbing The Peace"



On Saturday, May 6 at 7 p.m. at the Barn, there will be a showing of "Disturbing the Peace;" a powerful documentary which follows former enemy combatants—Israeli soldiers and Palestinian fighters who have joined together as Combatants For Peace in an effort to bring an

end to conflict in the region.

A New York Times Critic's Pick, this documentary is hopeful, uplifting and beautifully made. Michael Moore has said of the CFP "I want to live in the world you guys are creating."

The event is free, refreshments will be served.

Donations to Combatants for Peace will be gratefully accepted.

For more information, go to

<http://www.nytimes.com/2016/11/11/movies/disturbing-the-peace-review.html>

See the trailer at:

<https://www.google.com/#q=disturbing+the+peace+trailer>

or call Nedda Schoenfeld 589-4390 or Fred Margolies 589-0824

## Postscript, by Sam Sokolov

Though we are distanced from Goldens Bridge Colony by age, health issues and other practicalities, there is an occurrence that I would like to relate which would amuse a handful of our most senior colonists.

*Scenario:*

I am in an operating room in hospital for a relatively simple procedure. A tall, bespectacled, affable man strolls in, introduces himself, "I am Dr. Zakheim, your surgeon" My few remaining hairs quivered. Gathering chutzpah I asked, "was your grandfather's name Meyer?" Surprised, he nodded yes. I asked "was your grandmother's name Mary?" Now interested, he said emphatically, "Yes!" Holding my breath, I asked, "Did they ever live in Goldens Bridge?" Stunned, he shouted "YES, WOW!"

I explained my knowledge of this controversial figure as a teenager in this community and that Meyer Zakheim was one of the colony's early presidents, and affirmed that we were on the same page.

Thereupon Dr. Alan Zakheim produced from his pocket a tablet and showed Zakheim family pictures of descendants through the years, arriving at group pictures at the lake. Amazed once more, I recognized several faces including a shot of Mary Zakheim with her young son Richard (Dicky), who was my surgeon's father.

Dr. Zakheim visited my room later that afternoon, met Selma and the boys, and we talked of 1930's Goldens Bridge.

The whole episode seemed miraculous. The roots of Goldens Bridge spread and sprout everywhere.

In July of 2015 we took a river cruise on the Rhine River in Europe. We spent the last 3 days of our trip in Amsterdam. One day was spent at the Rijksmuseum. A painting we viewed, caught our attention. It was titled *The Regents of the Spinbuis and the Nieuwe Werkbuis* by Karel Dujardin (1669). It had a text panel displayed near the canvas. The painting and the inscription seemed so interesting that I took a snapshot of the painting and the text panel. I hadn't thought much about it until recently.

The words in the panel seems so profound and prescient. Fast forward to the political climate today. Replace the attire of the people in the painting with the modern day clothing worn today. Then surely its message should not be lost.

The panel below the painting on this page contains the *exact* wording that is printed in the text panel in the museum. *by Aaron Kroun*

This large painting depicts a servant bringing a letter, who temporarily interrupts a meeting. The other five men are the regents of the Amsterdam Spinbuis, the female house of correction. The women imprisoned there for theft or begging spent most of their days spinning. Affluent citizens like these gentlemen administered these sorts of institutions. Thus was civic peace maintained.



“Power corrupts, but not always.  
 The picture is showing us an unfamiliar scene: men in power who seem genuinely to have the best interests of the public at heart, who take their responsibility seriously and discharge their duties in a sober and thoughtful way.  
 We’re worried about this: is it just flattery? Is it naive or submissive to take the image at face value? We should ask of power that it meets the challenge set by the picture - and to do that we have to believe that power can be good. A belief in the inherent corruptness of power is, paradoxically, not a good starting point forgetting the kind of governance we need and deserve.”

**NEVER TRUST PEOPLE IN POWER. ALL POLITICIANS ARE SCOUNDRELS.**

Regardless of political affiliation, we should all be mindful of the quotes below.

- *Nearly all men can stand adversity, but if you want to test a man’s character, give him power.* Abraham Lincoln
- *Let us never forget that government is ourselves and not an alien power over us. The ultimate rulers of our democracy are not a President and senators and congressmen and government officials, but the voters of this country.* Franklin D. Roosevelt
- *It is certain, in any case, that ignorance, allied with power, is the most ferocious enemy justice can have.* James A. Baldwin

**The Women’s March**

The Women’s March held on Saturday, January 21st was attended by many members of the Goldens Bridge community, both in Washington and New York. A list of some participants were: Pearl Klainberg, Annette Kroun, Michael Brown and Diane Brown, Anna Margolies with daughter Jenny and her granddaughters Ayla and Chloe. Rina Slavin, Lisette Orr, Fred Margolies, and Nedda Schoenfeld, Martha Levites, John and Laurie Bergherr, Mary Mahoney and Ken Finkelman. Eliot Sokolov and Zingi Mkefa, Judy Shulman, Carol Nordgren, Jennifer and Bill Rosvally, Rebecca Adelman. Marie Greene and Wendy Robinson marched in D.C. Adina Kole marched in New Orleans.

Despite the size of the crowds and the narrow streets that impeded the march, all reported on their excitement to be participating. To see people of all ages and color and the variety of signs added to their excitement. Mary Mahoney had a message for us. “Ken and I went by train to the Women’s March, riding in with a few Goldens Bridge neighbors. “Ken was not feeling well that day but we were both determined to go. When we got off the train at Grand Central and walked into the crowds, we felt surrounded by loving and peaceful people speaking out for basic human rights for all. Our despair lifted for hours.” Lisette summed it up “It was a great experience of solidarity, peace, and love.”

Saturday, January 21, 2017—Women's March on New York City Drew Thousands of Protestors



On their way to join the Women's March on New York City. L to R: Mike Brown, Martha Levites, Annette Kroun, Pearl Klainberg, and Mary Mahoney waiting on the platform of the GB Railroad Station for the next train.



Nedda Schoenfeld



Carol Nordgren (2nd from Left) with friends



Mary Mahoney, wearing "Pussy Hat" with husband Ken Finkelman



Adina Kole at the march in New Orleans



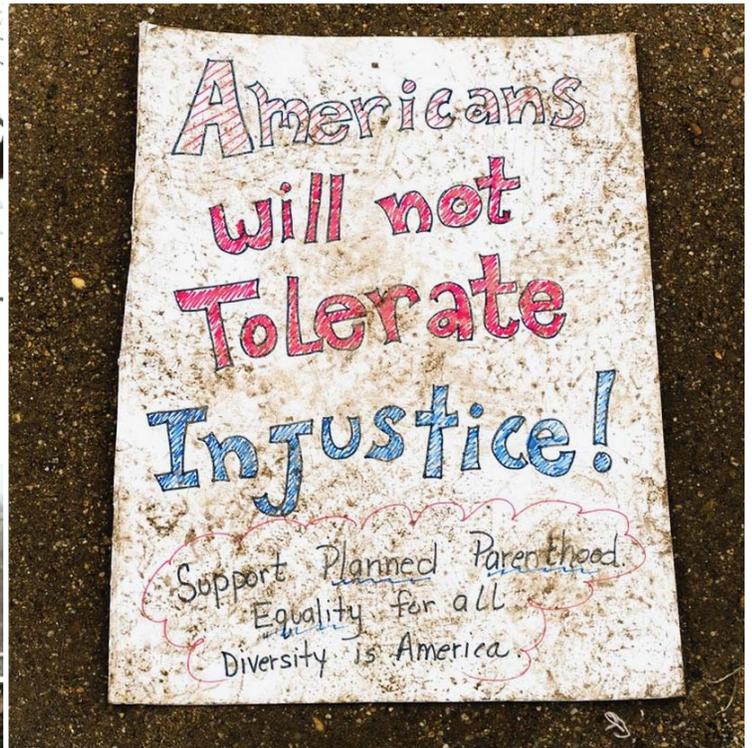
Lisette Orr



Rebecca Adelman



Wendy Robinson and Clarice Imbriano at the Washington march



Russell Gordon's cousin, Theodore Goldman did a photo essay on the march in Washington. Below is the link to this must-see presentation. Signs and much more can be seen on the site below.

<http://www.goldmanphotography.com/womens-march-on-washington.html>

**Frieda neé Rottenberg/Stand/Halpern** was a Renaissance woman during an era when that was much harder to accomplish than today. She was a dedicated scientist, gifted musician, devoted wife and mother, and long-serving trustee of the Land of Lewisboro.

Her parents immigrated to America: father from Poland/Germany, mother from Ukraine/Russia. She was born into a union-organizing family one week after the WWI armistice was signed. Her name, Frieda, means peace. At age three, during a polio epidemic, she contracted the virus that led to her facial palsy. Her mother, Sophie K, died when she was ten. Her father, Abraham, and she moved around between relatives in the Bronx, Johnstown, PA, and Mohegan Lake Colony. In 1931 her father married Sophie Weinblatt, who along with a daughter Nora had a cottage in the Colony (presently Yalowitz). Frieda was 13.

She remembered when this was farmland; there were cows and hay in the barn, the woods and stone walls were pasture land, and there was a ravine where foxes ran to escape men on horses with hounds hunting from the Golden's Bridge Hounds Club. Her father became the treasurer of the Colony and in the course of his work, going door-to-door collecting people's installments for their insurance policy premiums, he would also collect and record fellow colonists' installment payments towards the mortgage on those 200 acres of the former Lieberman farm. As a 13- 14-year-old she worked in the Nursery and at 15 became a much-beloved counselor.

She graduated from Brooklyn College in 1939 with a degree in chemistry, minor in biology. By then she was an accomplished pianist as well, inheriting her father's love of music. She married Kurt Stand in 1940. As the Depression was still affecting jobs, she took a lot of civil service exams and got a job with the Census Bureau in Denver as a junior bacteriologist in the public health division. Kurt got his EE degree from Denver University.

Their first child, Margo, was born in the small Mt. Kisco Hospital. Two years later, in 1946, their second child, Eric, was born, and they bought the summer cottage across from the entrance to the lake, which had been dug out of that fox ravine in 1938.

We lived in the Bronx, down the street from Montefiore Hospital. Frieda took research jobs doing sleep studies and working with proteins and DNA. While working and raising a family, she was also going for her master's degree in physiology at Hunter College. In 1967 she started working as an assistant to Dr. Rosalyn S. Yalow at the Kingsbridge VA Hospital.

They were working on developing the radio-immunoassay technique for isolating exquisitely miniscule amounts of hormones in the blood of depressed patients, tagging those hormones with a radio-isotope, re-injecting them into the patients and observing where they ended up in their brains. That basic research led to the commercial development of today's serotonin re-uptake inhibitors like Prozac, Zoloft, Paxil, etc., which block those identified receptors in our brain. It also led Dr. Yalow to the Nobel Prize in Medical Research in 1977.

Unfortunately, Frieda was not able to share in that glory. One year after joining the lab, the FBI informed her boss that because of her political associations in the '30s and '40s she would have to be fired. This was 1968! The witch-hunt continued! Rather than distract from the importance of their work, Frieda resigned. She joined Dr. Edward J. Sacher as his chief biochemist in the psychoendocrine lab at Montefiore and moved with him to The Columbia Presbyterian Psychiatric Institute. She led a devoted team of researchers there for twenty years until she retired. She is a listed author on more than fifty scientific journal articles.

In 1967 she and Kurt separated. Four years later she met Max Halpern. He impressed her on one of their early dates when she watched him stuff and sew shut the belly of the fish he was preparing. "Not only could he cook, but he could sew!" This was the man for her. They married, and years later, in preparation for their retirement, they remodeled that old summer cottage into the house as it stands today.

They moved up to the Colony full time and Frieda commuted into NY City. When she retired and had more time for music, she started taking piano lessons again and joined The Master Singers Chorale under Dr. Les Hadsell. She also took on the responsibility of joining the Town of Lewisboro's Conservation Advisory Council. She was appointed to the planning board and became its longest serving member. In her golden years she took the simple joys of watching our little ones at the lake, her Heart's Luncheon Group, The Katonah Women's Civic Chorus and her Yiddish Vinkl. Her life well and fully lived, she died on January 19th, 2017 at the age of 98.

She bequeaths her love and determination to her son and daughter, her grandchildren Nadja, Theo, Alex, Aviva, Paul, and great-grandchildren Sophia, Marcus, Kaelin, Beatrix, and Gaspard.

There are now deep woods grown up in those pastures. The memories of these pioneers recedes into our past.

**Dorothy Margolies** who spent summers here for much of her life left us in January. Fred Margolies sent the following note.

“My extended family and I would like to thank all of you for your good wishes, good karma, cards, emails, texts, Facebook entries, and many other generous forms of support. For all of those who attended the Bon Voyage party, I hope you had a great time. I think that my mother would have enjoyed it....”



Tilly and Leo Kaplan, long time residents of Hillside Avenue, celebrated their 70th wedding anniversary on December 28th. A small party of family and friends was held at their new residence, Harbor House in Ridgefield. Here are the happy couple and their celebratory cake.



## **Goldens Bridge Firehouse Blaze Sparks Insurance Fight**

From the website [iahud.com](http://www.iahud.com) Tax Watch columnist David McKay Wilson explores the Goldens Bridge Fire District's insurer's lawsuit with the Goldens Bridge Fire Department for 9.2 million over the 2014 firehouse blaze.

Almost three years ago, a fire destroyed much of the Goldens Bridge firehouse on Route 138.

Today, embers of a different type still smolder from the 2014 fire that caused millions in damage to the brick structure.

Just before Christmas, those embers sparked up after the insurance company that settled its claim with the Goldens Bridge Fire District sued the volunteer nonprofit Goldens Bridge Fire Department for \$9.1 million.

As its basis for the claim, the insurance company maintained that the volunteers' own negligence caused the blaze.

The fire broke out in February 2014 while volunteers worked on the department's 1998 Chevy Suburban, and had it hooked up to a charger that malfunctioned.



The relationship between the fire district and the volunteer department are similar to many throughout the region. The volunteer fire department carries out the firefighting duties for the independent fire district, which owns the firehouse and fire apparatus.

The fire district also has the power to levy property taxes over about 4,000 residents in northern Westchester on the western side of Lewisboro, from close to Route 35 to the south and up into North Salem. The district includes the area by the Goldens Bridge train station and exit on Interstate 684, as well as a smattering of residences in North Salem and Somers as far west as John F.

Kennedy High School.

Goldens Bridge hasn't been shy in using those taxing powers. Forget about New York's 2 percent tax cap, which the fire district board has voted to override twice since the firehouse blaze. Fire district property taxes have risen 83 percent since 2014, according to Westchester Tax Commission reports.

"We were in compliance with the 2 percent cap all along up," said district legal counsel George Roberts. "But then came the fire."

Tax Watch columnist David McKay Wilson explores the Goldens Bridge Fire District's insurer's lawsuit with the Goldens Bridge Fire Department for \$9.2 million over the 2014 firehouse blaze

Arch Insurance Company alleges that the volunteers' negligence, recklessness and carelessness led to the fire and caused the extensive damage.

The volunteers had dismantled parts of the Suburban, and had it hooked up to a charging system when the fire broke out, according to the lawsuit. It also says that the volunteers had wedged open a fire door during training exercises, which allowed the blaze to move beyond the truck bays into the firehouse's second floor.

Wedging open the fire door "prevented the self-closing door from closing, permitting the fire in the bay area, located on the ground floor of the premises, to travel up the stairwell adjacent to the self-closing door, thus permitting the fire to spread to the second floor," the claim went on to say.

If the insurance company were to prevail, any payments would most likely come from the department's insurance policy. The department's most recent federal 990 report to the IRS — from 2014 — showed the department had about \$119,000 in the bank.

*The Goldens Bridge Fire Department is a volunteer fire department. However, it is funded largely by taxpayers. The tax assessments appears as a line item on the annual Town of Lewisboro and Westchester County tax bill.*

*For more information about the pending lawsuit google, [Goldens Bridge Fire](#)*

# **Board & Membership Minutes**

## **GBCA Board Minutes October 9, 2016**

Present: Rina Slavin, President; Ron Arnstein, Vice President; Dan Fast, Secretary; Adam Huggard, Treasurer; Martha Levites; Gerry Sircus; Roman Broberg; Carol Nordgren; John Bergherr; Mike Brown; Joy Radulovic; Mera Eisen. Absent: Drew Orr, Jeremy Metz, Fred Margolies

Meeting called to order at 9:35 AM

1- Minutes:

The minutes of the 9/11/16 Regular Board meeting were read by Dan, corrected, and accepted as corrected.

2- Financial Report:

The current Financial Report as of 10/8/16 was read by Adam.

M&T Bank	\$56,318
M&T Bank (Scholarship Fund)	\$2,019
M&T Camp Account	\$22,189 (Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$19,795
M&T Capitol Improvement	\$153,125
Total	\$252,446

There are currently 5 members in arrears and 6 members on payment plans. The Rios property lien is being updated. Apter is disputing charges. There is an apparent discrepancy between Town tax billing and GBCA billing, which is being resolved. Hom - Mansfield has requested that, due to the uninhabitable condition of their property they be billed as "undeveloped". Martha so moved, seconded by Ron. Carried unanimously.

3- 2017 Budget:

A discussion of the final 2017 Budget was held. Water system data logging, Barn kitchen renovation, and Barn exterior refinishing were discussed. It was decided to leave an item for Barn sink and cabinet in the Budget, with the addition to that item of removal of the old stove (contingent upon Membership approval) in the Budget, and to add a line item under "Proposed Future Projects" of \$10,000 for Barn Kitchen Renovation. Dan moved, seconded by Adam, to keep the Water System Data Logging system, at \$5,000 in the Budget. All in favor except Joy, Roman, John, and Martha abstaining. Motion carried. Ron moved, seconded by Martha, to accept the 2017 Budget, as amended by the Board at this meeting. Carried unanimously.

4- Lake work:

Dan reported as follows: Due to the change in the de-watering area from the Beach parking lot to the volleyball court, which is necessitated by the fact that the only bids that were within budget required this change, the plans from Kellard-Sessions must be amended, and application for amended permits must be made to DEC and ACOE (Department of Environmental Conservation and Army Corps of Engineers). Work cannot begin until the plans are amended and the revised permits secured. Also, we still do not know the costs for this work, which may impact whether we can do Phase 1 (the Forbay at Hall and Main) and Phase 3 (the dam area) as we planned to do because of the price for both provided by Pristine Waters, which was under the \$30,000 limit, or whether we will have to do only Phase 1. In any case it is unlikely that we will be able to start this project this Fall as planned.

5- Camp:

Adam reported that the Camp will be somewhere between break even and a \$3,000 surplus instead of the previously projected deficit.

6- Barn:

Mike reported that there are 2 requests for the use of the Barn by community members in November, all of which may or may not have water for the bathroom and/or Barn, depending on weather conditions.

7- Road 4:

Gerry noted that the last issue was primarily pictures and requested more material.

8-Water:

Ron reported that the Water System passed the annual Board of Health inspection with no problems.

Meeting adjourned at 11:15 AM. Respectfully submitted: Dan Fast, Secretary

## **Membership Meeting Minutes October 30, 2016**

The meeting was convened at 11:15 AM.

Present: 29 Voting Members and approximately 10 other community members.

1-Reading of Minutes:

The minutes from the August 28, 2016 Membership meeting were read and accepted as read. The reading of Board meeting minutes was waived as they will appear on the GoldensBridge.org website, and in Road 4.

2-Financial:

Adam Huggard, Treasurer, reported on our financial condition as follows:

Bank Accounts:

M&T Bank:	\$ 53,602
M&T Savings (Scholarship Fund)	\$ 1,019
M&T Camp Account	\$ 21,293
M&T Capital Improvements	\$ 153,125
M&T Water Capital Improvement	\$ 19,795
Total:	\$248,835

We presently have \$4,782 outstanding for this year, and \$15,954 from prior years. We have 5 members on payment plans, with 4 current and one not current, with \$3,884 outstanding.

3- Rina Slavin, President, described the emergency expenditure of \$4500 to install a new fence along the north side of the ballfield adjoining the creek, and asked for Membership approval for that expenditure. She explained that the existing fence had fallen apart and that it was felt that the Board of Health would require a new and more substantial fence for Camp operations. John Berger moved, seconded by Ron Arnstein, to

approve the expenditure of \$4500 for the fence. All in favor, except one abstention. Motion carried.

4- Budget:

Adam Huggard reviewed the 2017 Budget, which was approved by the Board at the last Board meeting on 10/9/16. After some discussion a few minor changes, which will not affect the dues amounts were made. Paul Stewart-Stand and Eric Stand asked how the stipend for Water Operator Ron Arnstein had been paid for this year, since it was not in the 2016 Budget. Adam explained that, for this year only, the funds were taken out of unspent monies included in the 2016 Budget to cover non-payers, and the money being returned to the Community Budget from the Camp. Adam Huggard then moved, seconded by Eric Stand, to approve the 2017 Budget as amended. Motion carried unanimously.

Eric Stand stated that he believed that New York State requires all Home Owner's Associations to be audited, although he did not know how often that would need to occur. Adam will investigate, and if it is required and must be done immediately, then the cost will be handled as an emergency expenditure.

5- Committee reports:

Camp:

Annette Kroun reported that Rina Slavin and Nedda Schoenfeld would be Co-Directors of next year's Camp. She also stated that the final Camp budget had not yet been completed.

Barn:

Michael Brown reported that the Barn Exterior Restoration committee met this past Sunday and formulated a plan of attack for the work. It was noted during the discussion that an ADA compliant ramp would be provided at the double doors to insure handicapped accessibility to the Barn. The report that Mike gave is attached to these minutes.

Lake:

Dan Fast reported that the suction dredging project is on hold pending several items. The DEC and ACOE permits must be either modified or new permits issued due to the change in the de-watering area from the Beach parking lot to the volleyball court. We do not know if there will be additional costs for this. The plans drawn by Kellard-Sessions will need to be modified and there will be additional cost for this, which is also unknown to us at this time. Kellard-Sessions cannot commence or price this work until they know what DEC and ACOE require. When we have answers to these questions we will know if the \$30,000 cap on the project set by the Membership will be exceeded. If so, then we may only be able to do the Forbay project, and not the work at the concrete dam. Dan stated that, due to these factors, the project will not be done this Fall and will have to be postponed to next Spring or probably next Fall.

Roads:

A short discussion of road conditions ensued, with several members stressing the need for the Town to remove the leaves that have collected in the gullies at the sides of the roads, and fill them in with gravel. It was again stressed that individuals should contact the Highway Dept. directly: the more calls they get the more apt they are to take some action.

The problem of dead trees along the roads was discussed, along with the problem of NYSEG, Verizon, and Cablevision dropping trimmings along the edges of the roads. Mark Schmid volunteered to work on the tree problem.

Sales & Legal:

Jeremy Metz reported that the Hicks lawsuit situation is finally over, with Hicks declining to pursue further appeals.

Jeremy stated that the Selvaggi property at 16 Hall avenue is on the market at a market rate price and that no interest has been shown by Colony members or Listees. Hom-Mansfield's property at 30 Main Street is also on the market.

Jeremy stated that he is planning to form a committee to review our current Covenants and Constitution with an eye toward eliminating the Colony's right of first refusal. This has been discussed at Board meetings.

Social:

John Bergherr reported that the Social committee will be meeting on the 2nd Saturday in November at his house to begin planning next Summer's social season. John also stated that he wants to form a committee to set up a 90th anniversary celebration.

Road 4:

Gerry Sircus reported that, due to more people receiving Road 4 by email, postage costs have decreased.

Water:

Ron Arnstein reported that the water in the Colony system was still flowing. Patrick dePaula volunteered to begin working on getting his Water Operator certification in order to succeed Ron when Ron's certification expires in 3 years.

There being no further business the meeting was adjourned, at 12:35 PM.

### **GBCA Board Minutes November 13, 2016**

Present: Rina Slavin: President, Ron Arnstein: Vice President, Dan Fast: Secretary, Adam Huggard: Treasurer, Martha Levites, Gerry Sircus, Roman Broberg, Carol Nordgren, John Bergherr, Mike Brown, Joy Radulovic, Mera Eisen, Drew Orr, Jeremy Metz, Fred Margolies

Also Present: Patrick dePaula, Molly Arons

Meeting called to order at 9:40 AM by Rina Slavin: President.

1- Minutes:

The minutes of the 10/9/16 Regular Board meeting were not read by Dan due to his having forgotten them, for which Dan apologizes.

2- Financial Report:

The current Financial Report as of 11/12/16 was read by Adam.

M&T Bank	\$49,732
M&T Bank (Scholarship Fund)	\$ 1,019
M&T Camp Account	\$18,850 (Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$19,795
M&T Capitol Improvement	\$153,138
Total	\$242,535

There are currently 3 members in arrears and 6 members on payment plans. The Rios property lien is being updated and the County is moving to repossess the property. Apter is disputing charges. There is an apparent discrepancy between Town tax billing and GBCA billing, which

is being resolved. Efforts to contact Sherwood-St.John have so far been unsuccessful.

Adam stated that he has investigated the NYS law pertaining to audits for homeowner's associations, and an audit is not required for an association of our size.

3- Molly Arons asked to set up a memorial for Mac Arons, her late husband, who was a driving force in the community, and took a particular interest in the Barn. She wishes to set up a "Mac Arons Barn Memorial Fund" with a non-binding \$500 per year bequest provided by her, the fund to be used solely for issues dealing with the Barn itself. Her children may continue the bequest upon her demise. The Executive Board will, in concert with Mollie or her heirs, decide on the disposition of the fund for Barn projects. This will be listed in the GBCA Budget as a separate line item. Molly was thanked for her kind offer, which was accepted by the Board.

3- Committee reports:

A- Barn:

Mike reported that the Barn exterior renovation committee met yesterday and came to the conclusion that rather than put new siding over the old, the old siding would be removed on the south and west sides, and replaced with new pre-finished siding, either pine or cedar. The north and east sides will be sanded and painted, with the necessary repairs done. The committee is looking into pricing on pre-finished material, and has decided that we will purchase the material directly, rather than have the contractor do so, in order to better control the quality of the wood.

B- Beach:

Martha reported that the Beach and Camp committees will be meeting in the near future to coordinate the hiring of lifeguards and other items of mutual interest to the 2 committees.

C- Camp:

Rina reported that the committee has held their first meeting for the coming season, and that there was large community involvement. Rina and Nedda will be Co-Directors, and Rina noted that they recuse themselves from any voting on items pertaining to that position. Annette Kroun has taken over as Camp committee chairperson. Rina stated that "early bird" Camp registration is now open. Tuition is temporarily set at last year's levels, and will be finalized when the committee has a better idea of Camp size.

D- Environment:

Roman asked for volunteers that he can call on to help with periodic clean ups of Colony road areas.

E- Waste Management:

Martha reported that service by the carting company has been slipping. She is working on attempting to improve the situation.

F- Communication:

Roman is working on putting together an updated and complete Colony email list. He will contact Gerry for the listing that Road 4 uses. Gerry will go over the list with him to weed out those who get Road 4 by email, but are not Colony members.

G- Sales & Legal:

Jeremy reported that he had received a contract for the sale of the 19 Pond Street property, owned by 19 Pond, Inc. (Neil Hicks), to Lars Margolies, for \$390,000. He notified the List, which Lars is on, giving one week to respond. No one has responded thus far. The week ends 11/15/16. Jeremy moved, seconded by Dan, to waive the GBCA's option on the property as of 11/15/16. All in favor, except Adam and Fred abstaining. Motion carried.

Fred stated that he has just received a contract of sale for the Hom-Mansfield property, at 30 Main Street, for \$100,000 cash. Jeremy moved, seconded by Ron, to waive the GBCA option one week after the List is notified if no interest from the List. All in favor except Adam and Fred abstaining. Motion carried.

Fred announced that the McNally house at 23 Hillside Avenue is available for rental @ \$2400 / month, starting 1/1/17.

H- Social:

John reported that the Social committee met recently and was formulating the social season for next Summer. The "Bat" will be returning; there will probably be a food event; there will almost certainly be a painting event; and there will be other events. Jim Gold will be returning for folk dancing for the month of July. The next Social committee meeting will be held on 1/7/17. John brought up the subject of round, rather than rectangular, table for some events. Mike will investigate and report back.

I- Road 4:

Gerry reported that they are looking for material from community members.

J- Water:

Ron reported that the water is flowing. Patrick DePaula has graciously volunteered to try to become a Certified Water Operator, which we will need if we are to continue to be self-managed when Ron retires. Patrick stated that the cost of the course that he needs to take for the Certification, which is given at Westchester Community College, costs \$500. Mera moved, seconded by John, to authorize the expenditure of \$500 from Community funds to reimburse Patrick for the cost of the course. Passed unanimously.

Ron will produce a job description for the GBCA Water Operator, as well a description of the Board of Health requirements to obtain the Certification.

Meeting adjourned at 11:00 AM.

Respectfully submitted: Dan Fast, Secretary

### **GBCA Board Minutes December 11, 2016**

Present: Rina Slavin: President, Ron Arnstein: Vice President, Dan Fast: Secretary, Adam Huggard: Treasurer, Martha Levites, Roman Broberg, Carol Nordgren, John Bergherr, Mike Brown, Joy Radulovic, Mera Eisen, Drew Orr, Jeremy Metz, Fred Margolies

Absent: Gerry Sircus

Also present: Rose Howard, Camp committee Treasurer

Meeting called to order at 9:40 AM by Rina Slavin: President.

1- Minutes:

The minutes of the 10/9/16 Regular Board meeting were read by Dan, corrected and accepted as corrected.

The minutes of the 11/13/16 Regular Board meeting were read by Dan, corrected and accepted as corrected.

2- Financial:

Financial Report:

The current Financial Report as of 11/12/16 was read by Adam.

M&T Bank	\$ 34,077
M&T Bank (Scholarship Fund)	\$ 1,019
M&T Camp Account	\$ 10,471 (Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$ 22,796
M&T Capitol Improvement	\$163,151
Total	\$231,514

There are currently 5 members in arrears and 3 members on payment plans. The Rios property lien is being updated and the County is moving to repossess the property. Apter is disputing charges. There is an apparent discrepancy between Town tax billing and GBCA billing, which is being resolved. Efforts to contact Sherwood-St. John have so far been unsuccessful.

Camp financial:

Rose Howard, Camp Committee Treasurer, reviewed the 2017 Preliminary Camp Budget for the Board. At this point a small surplus is projected, but it was emphasized that this could change depending on Camp size and other factors. Rina noted that Camp tuition is set for this year, and will not be adjusted for Camp size. Rose and Rina also noted that there is a new Camp website: "goldensbridgedaycamp.com", and urged everyone to look at it.

3- Committee Reports:

A- Water:

Ron went over Water Operator's Duties, and the Board of Health requirements for Water Operator Certification, which had been previously sent to all Board members for their review. Ron noted that we are a "Type "C"" facility, which is a Water Treatment Plant and Distribution System for less than 1,000 persons. Ron stated that he can train a person who has taken the required BOH course in the operation of our system, and feels that he can provide sufficient training for BOH approval. Discussion of potential candidates for Certification ensued, along with liability questions pertaining to the Water Operator and the Community. People who have expressed interest in the Water System will be contacted about possible certification. John will contact our insurance company for particulars on coverage for the Community, community members who work on the Water System on a volunteer basis, and community members who work on the system on a paid basis, and report back to the Board.

B- Barn:

Mike reported that the Barn exterior renovation committee met yesterday, and that there were some minor changes made in the specs and drawings. Eric will be making the changes and sending to committee members. Dan will be putting these changes into a revised bid package and sending it to all committee and Board members. Mark Schmid has provided an estimate of \$35,000 for the labor to do the job. This does not include painting of the rear and east side. Dan emphasized that this is the only bid received so far, and stressed that we must have other prices before a meaningful discussion is possible. Drew and Ron will contact contractors as soon as Dan gets them the revised bid package.

The subject of the kitchen and renovation of same, which is impacted by the siding work was discussed. Adam moved, seconded by Joy, to move the \$10,000 for Kitchen Renovation, listed in the 2017 Budget under "Proposed Future Projects", into "2017 Proposed Capitol Improvements". Motion passed unanimously.

C- Beach:

Martha reported that the Beach and Camp committees met together and will be working together to find lifeguards. Roman will post notices at Purchase, Ron will post notices at his gym, and other Board members will post in other venues.

D- Communication:

A brief discussion of the use of the Colony email list ensued. It was noted that this list should only be used for Community business. Drew suggested the use of Colony social media accounts for other notifications.

F- Lake:

Dan reported that updated plans from Kellard-Sessions were submitted to the Dept. of Environmental Conservation and the Army Corps of Engineers on 11/11/16 for their review.

G- Roads:

Fred reported that the Highway Department had been quite responsive to his calls about various road problems, and had attended to them in a timely fashion. He stated that the roads are in generally good condition.

G- Sales & Legal:

Jeremy reported that he has received a contract for the sale of the Killeen property at 20 West Main Street for \$360,000, and that he had notified the list on 12/8/16 to get back to him by 12/14/16 if they are interested in purchasing this property at the terms of the contract. Jeremy moved, seconded by Ron, to waive the GBCA option on the property on 12/14/16 if no interest is shown from the list. Carried unanimously.

Jeremy stated that he is forming a committee to investigate updating our Constitution and Covenants with an eye toward eliminating or seriously restricting the GBCA right of first refusal. The Board had previously approved the formation of this committee.

Fred stated that he does not believe that there is actually a signed contract as yet for the Hom-Mansfield property at 30 Main Street. He will investigate and get back to Jeremy.

H- Social

Martha reported that there is no change from the last Board meeting.

Good & Welfare:

Mera reported that her husband, Arnie, has had a heart valve replaced, and is now in rehab.

Meeting adjourned at 11:30 AM. Respectfully submitted: Dan Fast, Secretary.