

Minutes of Executive Board of GBCA meeting – 3/11/12

Present: Ron Arnstein, President; Mera Eisen, Vice President; Martha Levites, Treasurer; Dan Fast, Secretary; Dorothy Schulman, Michael Brown, Drew Orr, Jay Martin, Fred Margolies, Chris Rietsch, Cindi Hicks

Absent: Ken Finkelman, John Bergherr, Gerry Sircus

Meeting called to order at 9:40 AM

- 1- Minutes:
The minutes of the 2/12/12 Board meeting were read, corrected, and accepted as corrected.
- 2- Ron reported that he had received a contract for the sale of the Berkowitz house at 8 Hall Avenue. Martha moved, seconded by Fred, to call Ken and have him send a final notice to the people on the Colony list, and if there are no takers, then to waive the GBCAs right of first refusal. Passed unanimously.

Fred suggested that as soon as we find out that a house is for sale in the community, we check the MLS to make sure that the GBCA financial requirements are listed. Although these should always be listed, they sometimes are not, which can lead to confusion, and has in the past. Fred and Martha will develop a procedure to insure that the GBCA dues are indicated in the MLS.

- 3- Financial:
Martha reported as follows:
As of February 12, 2012:
Assets in bank:
Checking:
M&T Camp: \$ 21,695
M&T Checking: \$133,734
Total checking \$155,429
Savings:
Regular savings: \$ 2,105
Capitol improvement: \$ 25,542
Water Money Market at M&T \$ 34,639
Total Savings: \$ 62,289
Total Assets: \$217,715
Financial issues:
 - 1- Uncollected dues: Brennan, Decaudin, Hom-Mansfield, Rios property.
 - 2- Still owed, in addition, for 2011 and 2012: Harris - \$704 from 2011 and all of 2012, Rosvally - \$454 from 2011 and all of 2012. Rosvally is making payments as scheduled. Ron will advise Harris of imminent water turn off.
 - 3- Our attorney says that there is no foreclosure listed for Decaudin. Decaudin claims that he signed over his Branch Street property to Ocwen Bank. His court date, which is tomorrow, will be cancelled.

At this point the Board discussed our relationship with our present attorney. The consensus was to terminate this relationship if we can use a community member, who has in the past done considerable work for the community on a volunteer basis, on a for-compensation basis. Ron will contact the community member to discuss.

3- Water system:

The Board discussed the change in the maintenance of our community water system.

Mera moved, seconded by Jay, to retire Pat Killeen from the maintenance and testing of the water system, and to provide him with a stipend of \$175 per month to cover the cost of him driving the community on a daily basis to check for water system problems, with the cost to come from the water users budget. Passed unanimously.

Martha moved, seconded by Cindi, to have Drew Orr take over the maintenance and chlorine testing of the water system at the Pump House. Passed unanimously. The Water committee will discuss the particulars of Drew's payment for this work.

Ron again raised the issue of the interior inspection of the two water storage tanks at the Pump House that the Board of Health has called for. He reiterated the price of \$1450 for both tanks from Liquid Engineering to do this with a submarine camera assembly. Drew stated that his inquiries on this matter indicated that prices from other firms for a similar inspection would be quite a bit higher. Mera moved, seconded by Martha, to have Liquid Engineering inspect both tanks at a cost of \$1450. Passed unanimously.

4- Committee Reports:

A- Beach:

Mera reported as follows:

- Beach and Camp committees met jointly to discuss waterfront issues. Camp needs: Waterfront Director (who must be 21 or over), Water Safety Instructor (WSI), 3 lifeguards.
- The Camp committee is hiring an Assistant Camp Director who will have charge of managing the waterfront activities of the Camp, and the Beach as related to the Camp.
- We have hired a WSI who is 22 years old, but may not have the required 3 years of lifeguard experience needed to be the Waterfront Director.
- Chris noted that we still need a Waterfront Director / WSI, and the Assistant Camp Director may not have the required certification.
- We still do not have the needed minimum of 5 lifeguards.
- Martha emphasized that the person teaching swimming must have actual teaching ability in order to be effective.
- The question of private lessons will be put to the membership at the next Membership meeting.
- Chris raised the question of whether there is sufficient interest in having Red Cross Water Safety classes at our lake.
- The committee feels that Beach passes are not a big issue: members must identify guests to the lifeguards to avoid confusion.

C- Lake:

Jay reported as follows:

The Lake committee met with the Town a few weeks ago. John Keller of Keller Sessions felt that the scope of our project for the lake, as proposed, would require the involvement of the Army Corps of Engineers, which would push permitting costs to at least as much as the actual work. He will walk the lake with Jay and Eric Stand to see if the project can be changed to reduce permitting problems and costs.

The total cost of the suction harvesting at the beach area will be \$5200. This work is projected to be done in the early Fall.

D- Roads:

Fred reported as follows: Roads are in decent condition.

Meeting adjourned at 11:30 AM.