

Minutes of Executive Board of GBCA meeting –3/20/11

Present: Ron Arnstein, Dan Fast, Michael Brown, Martha Levites, Jody Folster, Drew Orr, Dorothy Shulman, Gerry Sircus, Mera Eisen, Paul Stewart-Stand, Chris Rietsch, Ken Finkelman

Absent: Fred Margolies, John Bergherr, Jay Martin

Also Present: Eric Stand

Meeting called to order at 9:40 AM

1- Lake:

Eric Stand spoke to the Town wetlands inspector about the permitting that would be required for suction dredging of the lake. The application fee is \$1200, and an additional \$2000 must be placed in an escrow fund. According to the wetlands inspector the lake is not a regular wetlands, but the stream along Route 138 is, and we would have to go to the State for additional permits. The cost for the State permits would be similar to the cost for the local permits, and according to the State wetlands person that Eric spoke to, would not be a problem.

Eric stated that we are discussing "suction harvesting" not "suction dredging" for the area around the Crib, and that we would be removing only leaves, with no change in the contour of the lake bottom. There would be about 100 "onion bags" of material removed, and the contractor would do that work for \$3500. We would have to get on the April Planning Board meeting agenda to get the permit to be able to start the work in early May.

Martha went over the financial situation, stating that we would only have \$10,000 left in our reserve fund after all previously budgeted expenditures. She suggested that we put the subject of "suction harvesting / dredging" on the agenda for discussion at the July membership meeting. It was the consensus of the Board to do this, and to put off starting this work until at least next year.

2- Minutes:

The minutes of the 2/20/11 Board meeting were read, corrected, and approved as corrected.

3- Legal and Sales:

- Ron read a letter from Gary Tomei which stated that the playground equipment on the ballfield behind the Barn, and parts of the path to the ballfield are on his property, and that the community has been allowed to use that property in the past, and would be allowed to continue to do so as long as present ownership of the Tomei property continues. The Colony cannot make a claim of adverse possession on this property. This situation came to light during a recent survey the community property surrounding the Barn. Ron will sign the letter, and return it to Gary.

- The McFadden property is on the market for \$300,000
- The Elias property is still on the market.
- The Berkowitz property is back on the market.

4- Barn:

- Mike wanted clarification on the large dumpster. A 30 yard unit is included in the contract, and we may need a second unit, depending on whether the first one holds all of the community debris, and how fast it is filled up.
- Mike pointed out that we need to get a second price for the concrete work in the Barn basement. It was decided that, if the price is not too much above the budget figure of \$4,000 to go ahead with the work on an emergency basis, and report on it at the next membership meeting.
- Mike wants to buy a microphone mixer for the sound system, due to the fact that we have had several situations where we needed additional capability that was lacking. It was the consensus of the Board to proceed on this. Mike will contact Tim Folster for his input.
- The rear Barn stairway needs extensive repairs.

5- Maintenance:

- Drew stated that he is waiting for the subject of the third raft surface to be discussed at the next membership meeting before he orders the raft.
- The dead deer in the lake was removed by Chris.

6- Water:

- Ron stated that there was considerable water in the Pump House basement during the recent flooding of basements, which necessitates the installation of a sump pump. The water committee will look into installing such a pump.
- The Carol Lewis/Houtz situation was discussed. Ron will write a follow up letter to Carol so that we can move forward . Ron will check on whether the well is on Colony property (John Houtz says that it is). The existing lead piping water line to Carol's house must still be changed.

7- Financial:

- Martha reported on our financial status as follows:
 

Assets in bank:	M&T Camp	\$29,354
	M&T Checking	\$58,393
	Total Assets in Bank	\$87,747
Savings:	Regular Savings	\$60,051
	Savings (Cap. Improv.)	\$20,635
	Water Money Market (M&T) \$	34,587
	Total Savings:	\$115,273
	Total Assets:	\$182,538
- No update on the Brennan situation.
- No purchase of a computer yet. Martha wants to upgrade to 2011 Quickbooks first.
- DeAngelis still owes \$3,562. His water has been turned off. Dan and Drew visited Mr. DeAngelis, turned off his water, and informed him that in order to have his

water turned back on he must make an immediate payment of \$1200, and must then make monthly payments of \$200, and if he misses a payment his water would be shut off again.

- Second notice on dues to go out Monday, 3/28/11. Twenty two members have not responded to the first billing.
- Our Capital Improvement account should have approximately \$35,000 (current plus 2011 dues) by the end of 2011. Listed capitol expenditures are \$22,536. An additional \$6,800 is projected to be needed to complete the lower Barn floor project. Approximately \$4,872 will be contributed form the camp account for the 2010 season. If we use the camp money for capitol improvement, that will leave us with \$10,536 in our capitol improvement account at the end of this year.
- Martha and Dan to draft a letter re: suspension of community services, to all Colony members who have not yet paid their dues. Ron will approach the community water users who are part of this group.

8- Camp:

Paul and Jody reported:

- Next Camp committee meeting to be at Paul's house on April 2nd.
- 5 Colony children registered late, and will have to go on the waiting list.
- It was suggested that the automated telephone system be used to remind people in the community about the Camp schedule.
- Everything is moving along nicely.
- New contracts for counselors, Director, and Assistant Director are being worked on.

9- Beach:

- Mera reported that there has been no meeting since December.
- Drew reported that Conner is now a lifeguard; that all but one of last year's lifeguards are returning this year; and that we have a good number of lifeguards for this year.

10- Social Committee:

- Maureen Martin will be doing children's movies.
- Ellen Adelman will be doing the book club.
- There will be two chess nights during the summer.
- There is no chorus yet, but there probably will be one.
- The summer schedules will be in Road 4.

11- Town:

Paul reported

- He would work on a broader Goldens Bridge umbrella group.
- The Mercedes Benz expansion is having a negative impact on some residents north of Route 138.

12- Road 4:

Gerry reported that they are putting together the spring issue, and hope to have it out soon.

The Meeting was adjourned at 11:50 AM.