

Minutes of Executive Board of GBCA meeting –5/22/11

Present: Ron Arnstein, President; Mera Eisen, Vice President; Martha Levites, Treasurer; Dan Fast, Secretary; Michael Brown, Fred Margolies, Drew Orr, Dorothy Shulman, John Bergherr, Gerry Sircus

Absent: Paul Stewart-Stand, Chris Rietsch, Ken Finkelman, Jody Folster, Jay Martin

Meeting called to order at 9:35 AM

1- The minutes of the last Board meeting were not read as they were unavailable for this meeting.

2- Financial:

- Martha reported on our financial status as follows:

Checking:

M&T Camp	\$ 119,748
M&T Checking	\$ 53,203
Total Checking:	\$ 172,980

Savings:

Regular Savings	\$ 60,066
Capitol Improvement	\$ 25,511
Water Money Market @ M&T	\$ 34,596
Total Savings:	\$ 120,173

Total Assets:

\$ 293,124

- Financial Issues

A- Brennan can't be sued in Town Court because he lives in another county. We are suing him in Westchester County Court. So far we have paid \$1410 in legal fees. Brennan's debt to us is \$2537.

B- No purchase of a laptop computer yet: may be re-considering this.

C- Second notices for dues collection went out April 1st, along with a letter from the Board. The following members have not responded:

Cousin; Decaudin; Gecaj; Burgun; Hom-Mansfield.

Decaudin and Gecaj are on the Colony water system.

D- In addition to the above, we have the following long-standing debts:

DeAngelis owes \$3562, and Rios owes \$6735.

E- Fred is in touch with Hom, and will coordinate efforts with Ron to try to get him to pay up. The Hom property is on the market for the sum of \$279,000.

F- We will file a lien against the DeAngelis property, and then follow up with a lawsuit.

G- The general subject of non-paying members was once again discussed at length. Martha and John volunteered to draw up a procedure to present to the Board at the next Board meeting.

3- Water:

Drew reported on recent work that was done in the Pump House:

- A- A sump pump was installed at a cost of \$700. This is a Capitol Improvement, paid for out of the Water fund. The recent flooding experienced by most Colony residents necessitated this work to protect the circulating pumps.
- B- The third circulating pump was purchased and installed at a cost of \$1900. This is also a Capitol Improvement, paid for out of the Water Fund. This pump was part of the original upgrade, and provides additional backup to the system.

Ron reported on other water system issues and work as follows:

- A- The drain channel and drain catch basin for the Pump House and Branch Street well pit are clogged with debris that is being dumped there by a Colony member in the area, or by his landscaping crew. Drew cannot get to the affected areas with his backhoe. Ron is getting a price from an excavator to clean out the affected areas, and also to take down three large dead trees that are threatening the Pump House. Ron and Drew will get pricing on the cost of installing a chain link fence around the drainage area.
- B- The original protective coating on the ends of the storage tanks, which protrude into the Pump House basement, has deteriorated significantly. The Board of Health inspector noticed this condition and requested that it be addressed. The tank ends were scraped, cleaned, and painted with an aluminum - epoxy paint that is made for damp cold locations. The cost of this work was \$350, and is a maintenance item.

It was noted that the pine trees in front of the Pump House are in poor condition. Ron will look into this situation.

4- Freedman tree situation:

- It was brought to the attention of the Board at the last meeting that a Colony member had apparently cut down a large number of trees on Colony property that adjoined the member's property.
- Dan spoke to the member, in his capacity as an officer of the Board. Since no agreement was reached on what had transpired it was necessary to have the line between the two properties surveyed.
- The survey was completed at a cost of \$600, and it was found that the trees in question were definitely on Colony property.
- The member admitted, in a conversation with Martha which took place a month ago, that the trees in question were on Community property, and agreed to send a letter of apology to the Board. No such letter has been forthcoming.
- Ron stated that he will write a letter to the offending member, demanding an apology to the community, acknowledging the existence and location of the property line, and specifying a plan to re-plant the de-forested area.
- Martha moved, seconded by Dorothy, to have Ron send this letter to the offending member, and have the Board discuss the member's response at the next Board meeting. Carried unanimously.

5- Beach Committee:

Mera and Drew reported as follows:

- 1- Beach committee held a meeting yesterday.
- 2- The third new raft has been ordered.
- 3- The rafts will be put in the water on Saturday, June 18th.
- 4- Sand and mulch to be delivered, weather permitting, on June 18th. If too wet, then will be delivered at a later date.
- 5- Beach cleanup is scheduled for June 18th, weather permitting.
- 6- The Defibrillators, which are rented, have been ordered.
- 7- George Levites will re-stock the First Aid kits.
- 8- Beach Rules and Regulations will be posted at the Beach.
- 9- We still are looking for a 21 year old, or older, Waterfront Director.
- 10- Brandon Orr is a Water Safety Instructor, and will do teaching of water safety and skills at the Beach.
- 11- A person for cleaning the Beach has been hired. The lifeguards rake the sand and pick up trash on the Beach and surrounding area daily.
- 12- A silt fence is being considered for the entry to the Beach to slow the flow of silt into the lake in the beach area.
- 13- The Boat House roof is in very poor condition and needs replacement. However, the Boat House is slowly collapsing, and needs major repairs, which would include the roof work. A tarp will be placed over the roof as a temporary measure. The Beach committee will come back to the Board with a firm plan and cost estimate for this work.

Barn:

Mike reported as follows:

- 1- Four new plastic tables have arrived, and look good.
- 2- Mike asked about the timing for the second dumpster for Colony residents. After discussion it was decided that the dumpster would be ordered for the June 4th weekend. It will be placed in front of the Barn.

Environment:

Dorothy reported as follows:

- 1- There are no problem trees at the school bus stops.
- 2- The committee would like to refurbish the Shuffleboard Court at the Beach, and purchase new Shuffleboard equipment.
- 3- The committee would like to put some sort of fencing around the basketball court to keep the balls from going into the swamp.

At this point the meeting was called due to the fact that the Membership meeting was starting in a few minutes.

The Meeting was adjourned at 11:05 AM.