

Minutes of Executive Board of GBCA meeting – 9/18/11

Present: Ron Arnstein, President; Mera Eisen, Vice President; Dan Fast, Secretary; Michael Brown, Drew Orr, John Bergherr, Gerry Sircus, Chris Rietsch, Jay Martin, Jody Folster, Dorothy Shulman, Fred Margolies

Absent: Martha Levites, Treasurer; Ken Finkelman

Meeting called to order at 9:40 AM

- 1- The minutes of the 8/21/11 Board meeting were read, corrected, and approved as corrected.
- 2- Financial:
No financial report: Martha is away.
- 3- Houses for Sale:
 - A- The Delgado house at 326 Waccabuc Road is for sale @ \$239,000. We understand there are some outstanding violations on the premises.
 - B- The McFadden house @ 16 Pond Street is for sale @ \$249,000.
 - C- The Hom-Mansfield property is for sale @ \$279,000. Hom-Mansfield has a permit to build a four bedroom house on the property.
 - D- The Elias house @ 30 Hillside Avenue is for sale @ \$199,000.
 - E- We are unsure of the situation with the Decaudin house, which may be on the market,
 - F- The Mayfield property on Rt. 138 (Waccabuc Road) status is unknown at this time.
 - G- If the Rios property on Hillside Avenue is for sale we are unaware of it.
- 4- Committee Assignments:
Environment: Dorothy is Chair person and Board liaison. Jay is sub-chairperson and liaison in charge of the recreation section of the Environmental committee.
Camp: Cindy and Jody are Co-Chairpersons and co-liaisons.
Beach: Mera is Chairperson. Chris, Drew, and Mike are principal members.
Barn: Mike is Chairperson and Liaison.
Roads: Fred is Chairperson and liaison.
Water: Ron is Chairperson. Drew and Dan are members. Dan is liaison.
Lake: Jay is liaison.
Social: Pearl Klainberg is Chairperson and John is liaison.
Insurance: John is Chairperson and liaison.
Welcoming: John is Chairperson and liaison.
Finance: Martha is Chairperson and liaison. John, Dan, and Chris are members.
Legal, Rental, and Sales: Ken is Chairperson and liaison.
- 5- Insurance:
John reported on his conversations with Chuck Gohn of Associates of Glens Falls, the insurance broker that the company that John works for has used for the last many years. John handles insurance for his company. We are currently using Gary Forbes Insurance

in Katonah as our broker. Gary co-brokers our account with the Walnut Group, with Philadelphia Insurance Co. Philadelphia is the actual insurer, and will not deal directly with Gary. Gary stated, at the last Board meeting where he appeared to discuss our insurance package, that if we ever have a claim, Philadelphia would pay the claim, but would then drop us. Our unique situation as a homeowner's association that runs a camp, a community center, and a water system would then make it extremely difficult to find another insurance company.

Associates of Glens Falls does a very large business with Philadelphia, and therefore, has some leverage with them. If we were to switch to Associates we would have a much better chance of remaining with Philadelphia, should we have a claim. On this basis John suggested that we switch our insurance business to Associates.

Jay moved, seconded by Mera, to switch to Associates of Glens Falls as our insurance broker. Carried unanimously.

Chris will try to find out how other camps in the area handle their insurance situation.

6- Budget:

The completed version of the 2012 Budget was briefly discussed. John then moved, seconded by Gerry, to accept the proposed 2012 Budget, and bring it to the membership for their discussion and approval at the next regular Membership meeting in October, Motion carried unanimously.

7- Roads:

Fred reported that he had spoken to Ripperger, and that they would be addressing road problems later in the week.

8- Good & Welfare:

The problems of a tree that is falling into the lake, the removal of debris left from tree removal near the Beach entrance after the hurricane, and removal of trees near the Beach entrance which were topped to protect the power and communication lines, were discussed. Jody moved, seconded by John, to have the tree that is falling into the lake removed, all of the debris at and around the Beach entrance removed, and have the trees near the Beach entrance that had been topped removed. Carried unanimously.

Meeting adjourned at 11:30 AM.