

Minutes of Executive Board of GBCA meeting – 12/9/12

Present: Ron Arnstein, President; Mera Eisen, Vice President; Paul Stewart-Stand, Treasurer; Dan Fast, Secretary; Drew Orr, Michael Brown, Fred Margolies, Ken Finkelman, Martha Levites, Rina Slavin.

Absent: Dorothy Shulman, Gerry Sircus, Jay Martin, Chris Rietsch, John Bergherr

Meeting called to order at 9:40 AM

- 1- Minutes:  
The minutes of the 11/11/12 Regular Board meeting were read, corrected, and accepted as corrected.

- 2- Financial:  
Paul reported as follows:

As of 11/11/12:

Assets in bank:

Checking:

M&T Camp: \$ 6,955

M&T Checking: \$ 56,621

Total checking \$ 63,576

Savings:

Regular savings: \$ 2,162

Capitol improvement: \$ 40,587

Water Money Market at M&T \$ 34,679

Total Savings: \$ 77,428

Total Assets: \$ 141,003

Financial issues:

The following members remain unpaid for 2012:

19 Pond St, Inc.: letter being sent, and matter being discussed with attorney.

Brennan: legal action being pursued.

Camporeale: Ron will again try to contact.

Decaudin - Property listed as a short sale.

Delgado: Paid half; promises the rest before year's end.

Elias: Partial payment.

Fekete: Trying to contact.

Firdman: Partial payment.

Harris (on Colony water): Made another larger payment.

Hom-Mansfield (owes for 2011 & 2012) Will be called again.

Rios - Property is in foreclosure. Paperwork has been found by their attorney; property is going up for auction: we need to file follow up liens.

Shuldiner

Soultanian

Additional calls, etc. are being made, and another round of bills to be sent out.

Total outstanding due to non-payments: \$13,667 for 2012; \$11,435 for previous years.

The Financial committee met last week to discuss the handling of non-paying members. The committee needs further direction from the Board on the handling of some of these problems.

The Board discussed the Rios situation, and foreclosure procedure. Mera moved, seconded by Paul, to bring the Rios and Decaudin liens up to date, subject to the advice of our attorney, and to consult with our attorney about our rights in both situations, and the procedure for our handling of properties that are in foreclosure, with an expenditure not to exceed \$1500. Passed unanimously.

Paul brought up a \$6,000 item that has come up for the 2012 and 2013 years that was not budgeted. It was determined that this is a cost of \$6,000 per year for daily water testing, required by BOH. This was previously done on a volunteer basis, but is now part of the Water System maintenance. The going rate for this service is approximately double this amount, if it were done by an outside contractor. Dan moved, seconded by Martha: Since water testing costs have increased by \$6,000 per year, which was not budgeted, the money shall be taken out of the Capitol budget for this year and next year. Passed unanimously. This will be reported on to the membership at the next regular Membership meeting.

4- Committee reports:

A- Water:

Drew reported that a properly sized propane fired generator (20 kilowatt), and a 500 gallon propane tank should cost about \$15,000 installed. He investigated diesel generators and found that they cost two to four times the cost of the propane units.

Since the BOH is mandating this installation, and threatening heavy fines for non-compliance, and winter weather is looming, we must move ahead as quickly as possible.

Ken moved, seconded by Martha, to bring this expenditure to the membership for a vote. passed unanimously.

It was the consensus of the Board to call an Emergency Membership meeting as soon as possible to obtain this approval. A meeting will be called for Sunday, 12/23/12.

Meeting adjourned at 11:20 AM.