

Minutes of Executive Board of GBCA meeting – 2/17/13

Present: Ron Arnstein, President; Mera Eisen, Vice President; Dan Fast, Secretary; Drew Orr, Michael Brown, Fred Margolies, Martha Levites, Gerry Sircus, Jay Martin, Chris Rietsch, John Bergherr, Rina Slavin

Absent: Paul Stewart-Stand, Treasurer, Ken Finkelman, Dorothy Schulman

Meeting called to order at 9:40 AM

- 1- Minutes:
The minutes of the 1/13/13 Regular Board meeting were read, corrected and accepted as corrected.
- 2- Ron reported on the Water System emergency generator situation as follows:
The Town Planning Board and the “Wetlands” department are now involved. Ron will be attending meetings of these two bodies. Permit costs so far are \$540. Ron will need checks for the additional fees which will now be incurred. He related the situation to the Board of Health inspector, who is pushing the Town to move the project forward. The Town has promised to “fast track” the project.

- 3- Financial:
Dan reported for Paul as follows:

As of 2/17/13:

Assets in bank:

Checking:

M&T Camp:	\$ 3,877
M&T Checking:	\$ 87,591
Total checking	\$ 91,468

Savings:

Regular savings:	\$ 2
Capitol improvement:	\$ 89,410
Water Capitol	\$ 36,313
Total Savings:	\$ 125,723

Total Assets: \$ 217,193

Financial issues: members in Arrears:

<u>Property</u>	<u>2013</u>	<u>Previous Years</u>	
19 Pond St, Inc.:	x	x	
Brennan:	x	x	
Camporeale:	x	x	
Elias:	x	x	316 owed for 2012
Hom-Mansfield:	x	x	
Rios:	x	x	
Shuldiner:	x	x	
Soultanian:	x	x	

Total Outstanding: 19,132

Dan then read sample letters that Paul had drawn up dealing with: updated and continuing collections procedure, and the half-unit situation which applies to those community members with two lots. Dan also described Paul's request that the Board make a decision on the water user's additional costs (unbudgeted) which have been incurred for 2012 and are being incurred for 2013, and Paul's suggestion that we move forward on capitol projects.

The Board approved, without changes, Paul's second notice letter to members who have not paid their dues.

Paul's letter to our attorney discussing the procedure for dealing with members in arrears was approved with minor changes.

Paul's letter to the members who are in the "half-unit" situation because of owning two lots, which suggested that the lots could be merged with the Town, thus avoiding further payment for the additional "half-unit", was approved with minor changes. This letter also states that members who follow the merging procedure with the Town should provide a copy of the letter from the Town attesting to the merger.

The Finance Committee's recommendation for the handling of the water user's unbudgeted charges for daily chlorine testing, which will come to approximately \$8,000 for 2012 and 2013, was to add it to the 2014 budget as a separate line item. Going forward these testing costs will be included in the budgets from 2014 on. Dan moved, seconded by Martha, to include the unbudgeted 2012 and 2013 water testing costs of \$8,000 as a separate line item in the 2014 budget. Passed unanimously.

- 4- Ron reported on a possible new development in the 19 Pond St. (Hicks) lawsuit.
- 5- Committee reports
 - A- Roads: Fred reported that the Town has been doing a good job on snow removal and salting of the roads..
 - B- Beach: Mera stated that the committee met and discussed staffing issues, and will meet again next month.
 - C- Barn: Painting and exterior restoration: Mike, Drew, and Chris will draw up specifications for the work and move toward getting estimates.
 - D- Road 4: Gerry asked for as much information as possible from the social committee on the upcoming season.
 - E- Rental & Sales; The Mcfadden house at – Pond Street has been sold for \$155,000. The Tomei house at – Hall Avenue is in talks at \$450,000.

Meeting adjourned at 11:00 AM.