

Minutes of Executive Board of GBCA meeting – 7/14/13

Present: Ron Arnstein, President; Mera Eisen (arrived late), Vice President; Dan Fast, Secretary; Drew Orr, Michael Brown, Gerry Sircus, John Bergherr, Rina Slavin, Dorothy Schulman, Fred Margolies, Martha Levetis, Jay Martin, Joy Radulovic

Absent: Chris Rietsch, Treasurer; Ken Finkelman

Meeting called to order at 9:40 AM

- 1- Minutes:  
The minutes of the 6/9/13 Regular Board meeting were read, amended, and accepted as amended. The Minutes of the 6/30/13 Special Board meeting were accepted as read.
  
- 2- Nominating Committee:  
Mike reported as follows: the slate so far:  
President: Dan Fast  
Vice President: John Bergherr  
Secretary: Ron Arnstein  
Treasurer: Chris Rietsch  
At Large: Mike Brown  
Mera Eisen  
Joel Forbes  
Fred Margolies  
Drew Orr  
Nick Pinetti Sr.  
Joy Radulovic
  
- 3- Elias property:  
Ron reported on his conversation with Stuart Pinetti, who stated that he intends to build on the property, and live there. Dan moved, seconded by Dorothy, To waive our right of first refusal on the Elias property. Passed unanimously.
  
- 4- East Barn property line:  
Ron reported that the survey had been completed. It was the consensus of the Board that the Ehneses and the McGroarys should obtain easements if they do not already have them. Martha moved, seconded by Mera, that a Board committee (composed of Ron, Dan, and Dorothy) meet with the Ehnes and the McGroarys. All in favor except Fred opposed. Motion carried.
  
- 5- Ron's son would like to perform another community service project with his group. Mike suggested the repainting of the Barn basement ceiling. Projects will be sought and a decision made at a future Board meeting.
  
- 6- Lieman water situation:  
Ron reported that, although the Liemans would prefer to stay on Colony water, they are served as a single property by a single well, which supplies untreated water. The well pump burned out, and there is a major leak in the water line, which runs through a

swamp, from the pump to the Lieman house. Replacing the pump would cost several thousand dollars, and repairing the line is problematic due to the age of the piping and the swamp situation. Dan moved, seconded by Mera, that the Liemans be told that the existing Colony well must be shut down, and they must drill their own well, with the proviso that due to the exceptional circumstances, the GBCA will pay part of the cost. Passed unanimously.

7- Financial:

Dan reported for Chris as follows that, as of 7/12/13 our financial situation was:

Bank balances:

M&T Operating:	\$84,425
Camp	\$91,931
Water capitol	\$36,327
Capitol Improvement	\$89,447
 Total	 \$302,133

Chris met with our attorney:

- 1- We have submitted satisfaction of liens on Brennan and Decaudin, who are both up to date.
- 2- We are updating the Rios lien and filing a lien on Hom-Mansfield.

M&T Bank is working to have Paul Stewart-Stand, our previous Treasure, removed from all GBCA accounts. This was supposed to have been accomplished by the Bank, but was only done by them for the Operating account. Chris is following up with M&T.

Total unpaid:

<u>Non-payer</u>	<u>2013</u>	<u>Previous</u>	<u>Water User</u>
19 Pond St., Inc.	2062	1946	
Burgun	2062		
Delgado	1341		X
Gecaj	2682		X
Harris	2282		X
Hom-Mansfield	1025	1885	X (Shut off)
Rios	2062	8981	
Soultainian	385	421	

8- Insurance:

John reported that we have \$100,000 of Crime insurance at present, and that it would cost \$120 per \$100,000 to increase it. Our total budget approaches \$400,000 at times. John moved, seconded by Gerry, to increase our Crime insurance to \$400,000 at a cost of \$360 per year. All in favor, except Martha and Dorothy abstaining. Motion carried.

9- Committee reports

- A- Water: Drew reported that the emergency generator project is 85% complete, and the final cost will be between \$11,000 and \$14,000. This is well within budget.
- B- Social: John reported that Talent Night is next Saturday's event.

- C- Barn: Mike reported that there are 3 bookings for the use of the Barn for September.
  - E- Lake : Jay reported that a bill for \$500 was received from the “onion bag” contractor for his set up and breakdown of equipment. Dan moved, seconded by Rina, that we pay the \$500 bill from the “onion bag” contractor. All in favor except Mera abstaining. Motion carried.
  - F- Waste Management: Martha reported that there have been some complaints of recycling materials being picked with regular waste. She will follow up
- 10- Ken has missed 5 meetings. Rina moved, seconded by Gerry, to reinstate Ken. Passed unanimously

Meeting adjourned at 11:50 AM.