

FINAL GBCA E.B. meeting of 07-10-2016

Present: President; Dan Fast, Secretary; Ron Arnstein, Treasurer; Adam Huggard, Mike Brown, Rina Slavin, Mera Eisen, Jay Martin, Jeremy Metz, Carol Nordgren, Joy Radulavic, Drew Orr and Fred Margolies

Absent: Gerry Sircus, Dorothy Shulman and John Bergherr

Guests: Lars Margolies, Eric Stand, Chris Broberg and Roman Broberg

The minutes of the E.B. meeting of 06-12-2016 were read and accepted -
Motion to accept – Ron and second by Mike – unanimous.

1.Financial Report by Adam Huggard

012 - M&T Bank - \$ 89,875.16

013 – Savings Account M&T - \$ 2,018.64

014 - Camp Account M&T - \$ 98,657.37

015 – Water Capital Improvement Savings M&T - \$ 11,993.08

016 - Capital Improvement Fund \$ 153,086.78

2.Nominating Committee – Mike

The preliminary slate is:

Officers; President – Rina, Vice President – Ron, Secretary – Dan, Treasurer – Adam.

At large Board Member; John Bergherr, Jerry Sircus, Jeremy Metz, Carol Nordgren, Dorothy Shulman, Martha Levitas, Georgann Steward Stand, Eric Stand and Roman Broberg.

Nine potentials running for six open seats.

3.Sales and Legal – Lars attended because he was interested in purchasing 1 West Main Street which is currently in contract negotiated between a couple and the bank that took it over. Lars wanted the Community Association to exercise its option to purchase and assign it to him, but the Board was unable to. Lars was in communication with two Board Members who set down three conditions before his request could be considered by the full Board.

* 1.Lars must show he has the down payment.

* 2.Lars must have a firm commitment for a mortgage if its not an all cash purchase.

* 3.Lars must show that the bank will sell the property to him instead of the party in contract.

After a discussion, Lars withdrew his interest in the property.

Jeremy then put forward a motion to waive our option on 1 West Main Street – seconded by Adam – Eight in favor 4 abstentions.

4.The Sandler Variance – Motion by Rina, Seconded by Jay.

The Community Association has no objection to Sandlers lot line variance – unanimous.

5.Barn – Dan received a painting bid for the barn but much repair work must be done before any painting or siding can be considered.

A Committee of Drew, Adam, Mike and Dan will try to move the barn exterior work along soliciting Bids for repairs and coverage.

6.Beach – Drew advised that lifeguard coverage is in place while camp is in session but still working to find coverage for Community Lifeguard coverage after camp.

7.ForBay Project – Army Corps of Engineers Permits are still outstanding – Jay put forward a motion to send out bid packages anyway since this project never had a solid cost estimate – second by Joy – No objections.

Apparently Eric did not resign from the Lake Committee as was commonly thought and wanted the Lake Committee to solicit bids and manage the project. This is an expensive project with a firm price cap on it and the Board must be kept advised on costs and progress – as the Board has the final responsibility for the project.

8.Insurance – Motion by Ron, second by Jeremy.

Motion to renew with some adjustments – unanimous.

9.Camp – Rina

Camp Director resigned with two week notice. Last years assistant director will be asked to step in. The declining enrollment is a cause for concern about the camps viability going forward since it cannot continue to operate at a loss.

10.Miscellaneous – Aaron has agreed to continue with Road 4, after Dan's urging, much to the relief of the Board.

Dan continues to look into water meters to allow billing by consumption instead of by units. This is clearly desirable as the costs for water rise.

Motion to adjourn – Jay, second by Jeremy

Adjourned at 12.15 A.M.

AUGUST 14th ,2016, FINAL E.B. Minutes 07-10-2016 - RA/ja