

Minutes of Executive Board of GBCA meeting – 10/9/16

Present:

Rina Slavin, President; Ron Arnstein, Vice President; Dan Fast, Secretary; Adam Huggard, Treasurer; Martha Levites; Gerry Sircus; Roman Broberg; Carol Nordgren; John Bergherr; Mike Brown; Joy Radulovic; Mera Eisen

Absent:

Drew Orr, Jeremy Metz, Fred Margolies

Meeting called to order at 9:35 AM

1- Minutes:

The minutes of the 9/11/16 Regular Board meeting were read by Dan, corrected, and accepted as corrected.

2- Financial Report:

The current Financial Report as of 10/8/16 was read by Adam.

M&T Bank	\$56,318
M&T Bank (Scholarship Fund)	\$ 2,019
M&T Camp Account	\$22,189 (Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$19,795
M&T Capitol Improvement	\$153,125
Total	\$252,446

There are currently 5 members in arrears and 6 members on payment plans. The Rios property lien is being updated. Apter is disputing charges. There is an apparent discrepancy between Town tax billing and GBCA billing, which is being resolved. Hom - Mansfield has requested that, due to the uninhabitable condition of their property they be billed as "undeveloped". Martha so moved, seconded by Ron. Carried unanimously.

3- 2017 Budget:

A discussion of the final 2017 Budget was held. Water system data logging, Barn kitchen renovation, and Barn exterior refinishing were discussed. It was decided to leave an item for Barn sink and cabinet in the Budget, with the addition to that item of removal of the old stove (contingent upon Membership approval) in the Budget, and to add a line item under "Proposed Future Projects" of \$10,000 for Barn Kitchen Renovation. Dan moved, seconded by Adam, to keep the Water System Data Logging system, at \$5,000 in the Budget. All in favor except Joy, Roman, John, and Martha abstaining. Motion carried. Ron moved, seconded by Martha, to accept the 2017 Budget, as amended by the Board at this meeting. Carried unanimously.

4- Lake work:

Dan reported as follows: Due to the change in the de-watering area from the Beach parking lot to the volleyball court, which is necessitated by the fact that the only bids that were within budget required this change, the plans from Kellard-Sessions must be amended, and application for amended permits must be made to DEC and ACOE (Department of Environmental Conservation and Army Corps of Engineers). Work

cannot begin until the plans are amended and the revised permits secured. Also, we still do not know the costs for this work, which may impact whether we can do Phase 1 (the Forbay at Hall and Main) and Phase 3 (the dam area) as we planned to do because of the price for both provided by Pristine Waters, which was under the \$30,000 limit, or whether we will have to do only Phase 1. In any case it is unlikely that we will be able to start this project this Fall as planned.

- 5- Camp:
Adam reported that the Camp will be somewhere between break even and a \$3,000 surplus instead of the previously projected deficit.
- 6- Barn:
Mike reported that there are 2 requests for the use of the Barn by community members in November, all of which may or may not have water for the bathroom and/or Barn, depending on weather conditions.
- 7- Road 4:
Gerry noted that the last issue was primarily pictures and requested more material.
- 8- Water:
Ron reported that the Water System passed the annual Board of Health inspection with no problems.

Meeting adjourned at 11:15 AM.
Respectfully submitted: Dan Fast, Secretary