

Minutes of Executive Board of GBCA meeting – 11/13/16

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, Drew Orr, Jeremy Metz, Fred Margolies

Also Present: Patrick dePaula, Molly Arons

Meeting called to order at 9:40 AM by Rina Slavin: President.

1- Minutes:

The minutes of the 10/9/16 Regular Board meeting were not read by Dan due to his having forgotten them, for which Dan apologizes.

2- Financial Report:

The current Financial Report as of 11/12/16 was read by Adam.

M&T Bank	\$49,732
M&T Bank (Scholarship Fund)	\$ 1,019
M&T Camp Account	\$18,850 (Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$19,795
M&T Capitol Improvement	\$153,138
Total	\$242,535

There are currently 3 members in arrears and 6 members on payment plans. The Rios property lien is being updated and the County is moving to repossess the property. Apter is disputing charges. There is an apparent discrepancy between Town tax billing and GBCA billing, which is being resolved. Efforts to contact Sherwood-St.John have so far been unsuccessful.

Adam stated that he has investigated the NYS law pertaining to audits for homeowner's associations, and an audit is not required for an association of our size.

- 3- Molly Arons asked to set up a memorial for Mac Arons, her late husband, who was a driving force in the community, and took a particular interest in the Barn. She wishes to set up a "Mac Arons Barn Memorial Fund" with a non-binding \$500 per year bequest provided by her, the fund to be used solely for issues dealing with the Barn itself. Her children may continue the bequest upon her demise. The Executive Board will, in concert with Mollie or her heirs, decide on the disposition of the fund for Barn projects. This will be listed in the GBCA Budget as a separate line item. Molly was thanked for her kind offer, which was accepted by the Board.

3- Committee reports:

A- Barn:

Mike reported that the Barn exterior renovation committee met yesterday and came to the conclusion that rather than put new siding over the old, the old siding would be removed on the south and west sides, and replaced with new pre-finished siding, either pine or

cedar. The north and east sides will be sanded and painted, with the necessary repairs done. The committee is looking into pricing on pre-finished material, and has decided that we will purchase the material directly, rather than have the contractor do so, in order to better control the quality of the wood.

B- Beach:

Martha reported that the Beach and Camp committees will be meeting in the near future to coordinate the hiring of lifeguards and other items of mutual interest to the 2 committees.

C- Camp:

Rina reported that the committee has held their first meeting for the coming season, and that there was large community involvement. Rina and Nedda will be Co-Directors, and Rina noted that they recuse themselves from any voting on items pertaining to that position. Annette Kroun has taken over as Camp committee chairperson. Rina stated that "early bird" Camp registration is now open. Tuition is temporarily set at last year's levels, and will be finalized when the committee has a better idea of Camp size.

D- Environment:

Roman asked for volunteers that he can call on to help with periodic clean ups of Colony road areas.

E- Waste Management:

Martha reported that service by the carting company has been slipping. She is working on attempting to improve the situation.

F- Communication:

Roman is working on putting together an updated and complete Colony email list. He will contact Gerry for the listing that Road 4 uses. Gerry will go over the list with him to weed out those who get Road 4 by email, but are not Colony members.

G- Sales & Legal:

Jeremy reported that he had received a contract for the sale of the 19 Pond Street property, owned by 19 Pond, Inc. (Neil Hicks), to Lars Margolies, for \$390,000. He notified the List, which Lars is on, giving one week to respond. No one has responded thus far. The week ends 11/15/16. Jeremy moved, seconded by Dan, to waive the GBCA's option on the property as of 11/15/16. All in favor, except Adam and Fred abstaining. Motion carried.

Fred stated that he has just received a contract of sale for the Hom-Mansfield property, at 30 Main Street, for \$100,000 cash. Jeremy moved, seconded by Ron, to waive the GBCA option one week after the List is notified if no interest from the List. All in favor except Adam and Fred abstaining. Motion carried.

Fred announced that the McNally house at 23 Hillside Avenue is available for rental @ \$2400 / month, starting 1/1/17.

H- Social:

John reported that the Social committee met recently and was formulating the social season for next Summer. The "Bat" will be returning; there will probably be a food event; there will almost certainly be a painting event; and there will be other events. Jim Gold will be returning for folk dancing some nights and Carol Houtz will handle the other nights. The next Social committee meeting will be held on 1/7/17. John brought up the subject of round, rather than rectangular, table for some events. Mike will investigate and report back.

I- Road 4:

Gerry reported that they are looking for material from community members.

J- Water:

Ron reported that the water is flowing. Patrick DePaula has graciously volunteered to try to become a Certified Water Operator, which we will need if we are to continue to be self-managed when Ron retires. Patrick stated that the cost of the course that he needs to take for the Certification, which is given at Westchester Community College, costs \$500. Mera moved, seconded by John, to authorize the expenditure of \$500 from Community funds to reimburse Patrick for the cost of the course. Passed unanimously.

Ron will produce a job description for the GBCA Water Operator, as well a description of the Board of Health requirements to obtain the Certification.

Meeting adjourned at 11:00 AM.

Respectfully submitted: Dan Fast, Secretary