

Membership Meeting Minutes
October 30, 2016

The meeting was convened at 11:15 AM.

Present: 29 Voting Members and approximately 10 other community members.

1- Reading of Minutes:

The minutes from the August 28, 2016 Membership meeting were read and accepted as read. The reading of Board meeting minutes was waived as they will appear on the GoldensBridge.org website, and in Road 4.

2- Financial:

Adam Huggard, Treasurer, reported on our financial condition as follows:

Bank Accounts:

M&T Bank:	\$ 53,602
M&T Savings (Scholarship Fund)	\$ 1,019
M&T Camp Account	\$ 21,293
M&T Capital Improvements	\$ 153,125
M&T Water Capital Improvement	\$ 19,795

Total: \$248,835

We presently have \$4,782 outstanding for this year, and \$15,954 from prior years. We have 5 members on payment plans, with 4 current and one not current, with \$3,884 outstanding.

3- Rina Slavin, President, described the emergency expenditure of \$4500 to install a new fence along the north side of the ballfield adjoining the creek, and asked for Membership approval for that expenditure. She explained that the existing fence had fallen apart and that it was felt that the Board of Health would require a new and more substantial fence for Camp operations. John Berger moved, seconded by Ron Arnstein, to approve the expenditure of \$4500 for the fence. All in favor, except one abstention. Motion carried.

4- Budget:

Adam Huggard reviewed the 2017 Budget, which was approved by the Board at the last Board meeting on 10/9/16. After some discussion a few minor changes, which will not affect the dues amounts were made. Paul Stewart-Stand and Eric Stand asked how the stipend for Water Operator Ron Arnstein had been paid for this year, since it was not in the 2016 Budget. Adam explained that, for this year only, the funds were taken out of unspent monies included in the 2016 Budget to cover non-payers, and the money being returned to the Community Budget from the Camp. Adam Huggard then moved, seconded by Eric Stand, to approve the 2017 Budget as amended. Motion carried unanimously.

Eric Stand stated that he believed that New York State requires all Home Owner's Associations to be audited, although he did not know how often that would need to occur.

Adam will investigate, and if it is required and must be done immediately, then the cost will be handled as an emergency expenditure.

5- Committee reports:.

Camp:

Annette Kroun reported that Rina Slavin and Neta Schoenfeld would be Co-Directors of next year's Camp. She also stated that the final Camp budget had not yet been completed.

Barn:

Michael Brown reported that the Barn Exterior Restoration committee met this past Sunday and formulated a plan of attack for the work. It was noted during the discussion that an ADA compliant ramp would be provided at the double doors to insure handicapped accessibility to the Barn. The report that Mike gave is attached to these minutes.

Lake:

Dan Fast reported that the suction dredging project is on hold pending several items. The DEC and ACOE permits must be either modified or new permits issued due to the change in the de-watering area from the Beach parking lot to the volleyball court. We do not know if there will be additional costs for this. The plans drawn by Kellard-Sessions will need to be modified and there will be additional cost for this, which is also unknown to us at this time. Kellard-Sessions cannot commence or price this work until they know what DEC and ACOE require. When we have answers to these questions we will know if the \$30,000 cap on the project set by the Membership will be exceeded. If so, then we may only be able to do the Forbay project, and not the work at the concrete dam. Dan stated that, due to these factors, the project will not be done this Fall and will have to be postponed to next Spring or probably next Fall.

Roads:

A short discussion of road conditions ensued, with several members stressing the need for the Town to remove the leaves that have collected in the gullies at the sides of the roads, and fill them in with gravel. It was again stressed that individuals should contact the Highway Dept. directly: the more calls they get the more apt they are to take some action.

The problem of dead trees along the roads was discussed, along with the problem of NYSEG, Verizon, and Cablevision dropping trimmings along the edges of the roads. Mark Schmid volunteered to work on the tree problem.

Sales & Legal:

Jeremy Metz reported that the Hicks lawsuit situation is finally over, with Hicks declining to pursue further appeals.

Jeremy stated that the Selvaggi property at 16 Hall avenue is on the market at a market rate price and that no interest has been shown by Colony members or Listees. Hom-Mansfield's property at 30 Main Street is also on the market.

Jeremy stated that he is planning to form a committee to review our current Covenants and Constitution with an eye toward eliminating the Colony's right of first refusal. This has been discussed at Board meetings.

Social:

John Bergherr reported that the Social committee will be meeting on the 2nd Saturday in November at his house to begin planning next Summer's social season. John also stated that he wants to form a committee to set up a 90th anniversary celebration.

Road 4:

Gerry Sircus reported that, due to more people receiving Road 4 by email, postage costs have decreased.

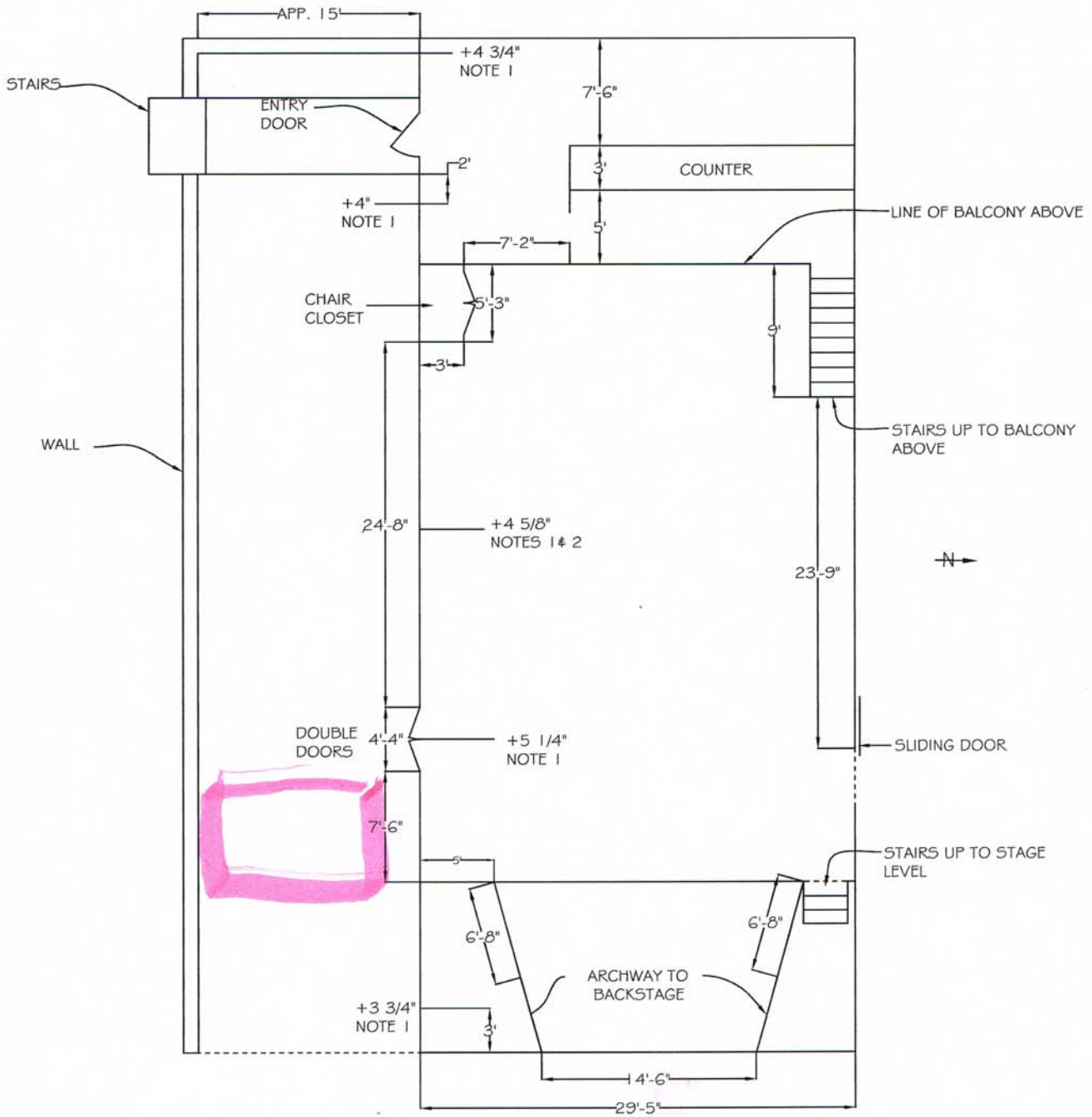
Water:

Ron Arnstein reported that the water in the Colony system was still flowing. Patrick dePaula volunteered to begin working on getting his Water Operator certification in order to succeed Ron when Ron's certification expires in 3 years.

There being no further business the meeting was adjourned, at 12:35 PM.

BARN COMMITTEE REPORT

1. Ball field (north side) and teen center (east side) will be sanded and either stained or painted red to match two other sides.
2. All the wood siding and trim on the front (south side) and west side will be replaced with red stained or pre-primed and painted red finish-grade white pine. Any electrical and decorations attached to these two walls will have to be temporarily removed. The inside of the barn will have to be primed and repainted tho Eric reports that a supplier can provide custom prepainted boards. One side red and the other white.
3. White 6" AZEK trim along the base on three sides will be used with aluminum flashing on the top side of the AZEK and copper flashing below sealed with caulking for water proofing. Additional trim can either be AZEK or painted wood.
4. Front (south) and back (north) side sliding windows will be replaced with new but basically the same style with **track and rollers added for easier opening and closing.**
5. Kitchen entrance and double doors will be replaced with properly framed doors. Eaves will be added over these doors to repel rain. A new properly mounted sliding ball field side door will replace the old one with a roof extending from the barn covering the entire stair landing.
6. A window will be put in over the kitchen sink for light and ventilation.
7. All hardware will be stainless steel.
8. Major re-grading of the ground in front of the barn was determined not to be necessary, although Dan believes a slight hump and the lowest part of the wall may need some re-grading as shown in the attachment.
9. If additional monies are needed for the project, they will be addressed at the January 2017 membership meeting.



NOTES:

- 1- DIMENSIONS SHOWN ARE HEIGHT TO TOP OF CONCRETE APRON / BOTTOM OF BARN WALL RELATIVE TO NORTH EDGE OF WALL AT ROAD.
- 2- DIMENSION TAKEN AT EAST END OF FALSE DOOR.
- 3- FROM EAST SIDE OF DOUBLE DOORS TO EAST END OF BARN THE GROUND DOES NOT SLOPE CONTINUOUSLY TO THE EDGE OF THE WALL. THERE IS A SLIGHT HUMPS WHICH MAY NEED TO BE RE-GRADED.