

Minutes of Executive Board of GBCA meeting – 12/11/16

Present:

Rina Slavin: President, Ron Arnstein: Vice President, Dan Fast: Secretary, Adam Huggard: Treasurer, Martha Levites, Roman Broberg, Carol Nordgren, John Bergherr, Mike Brown, Joy Radulovic, Mera Eisen, Drew Orr, Jeremy Metz, Fred Margolies

Absent: Gerry Sircus

Also present: Rose Howard, Camp committee Treasurer

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 read by Dan, corrected and accepted as corrected.

The minutes of the 11/13/16 Regular Board meeting were read by Dan, corrected and accepted as corrected.

2- Financial:

Financial Report:

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

M&T Bank	\$34,077
M&T Bank (Scholarship Fund)	\$ 1,019
M&T Camp Account	\$10,471 (Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$22,796
M&T Capitol Improvement	\$163,151
Total	\$231,514

There are currently 5 members in arrears and 3 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.

Camp financial:

Rose Howard, Camp Committee Treasurer, reviewed the 2017 Preliminary Camp Budget for the Board. At this point a small surplus is projected, but it was emphasized that this could change depending on Camp size and other factors. Rina noted that Camp tuition is set for this year, and will not be adjusted for Camp size. Rose and Rina also noted that there is a new Camp website: "goldensbridgedaycamp.com", and urged everyone to look at it.

3- Committee Reports:

A- Water:

Ron went over Water Operator's Duties, and the Board of Health requirements for Water Operator Certification, which had been previously sent to all Board members

for their review. Ron noted that we are a "Type "C"" facility, which is a Water Treatment Plant and Distribution System for less than 1,000 persons. Ron stated that he can train a person who has taken the required BOH course in the operation of our system, and feels that he can provide sufficient training for BOH approval. Discussion of potential candidates for Certification ensued, along with liability questions pertaining to the Water Operator and the Community. People who have expressed interest in the Water System will be contacted about possible certification. John will contact our insurance company for particulars on coverage for the Community, community members who work on the Water System on a volunteer basis, and community members who work on the system on a paid basis, and report back to the Board.

**B- Barn:**

Mike reported that the Barn exterior renovation committee met yesterday, and that there were some minor changes made in the specs and drawings. Eric will be making the changes and sending to committee members. Dan will be putting these changes into a revised bid package and sending it to all committee and Board members. Mark Schmid has provided an estimate of \$35,000 for the labor to do the job. This does not include painting of the rear and east side. Dan emphasized that this is the only bid received so far, and stressed that we must have other prices before a meaningful discussion is possible. Drew and Ron will contact contractors as soon as Dan gets them the revised bid package.

The subject of the kitchen and renovation of same, which is impacted by the siding work was discussed. Adam moved, seconded by Joy, to move the \$10,000 for Kitchen Renovation, listed in the 2017 Budget under "Proposed Future Projects", into "2017 Proposed Capitol Improvements". Motion passed unanimously.

**C- Beach:**

Martha reported that the Beach and Camp committees met together and will be working together to find lifeguards. Roman will post notices at Purchase, Ron will post notices at his gym, and other Board members will post in other venues.

**D- Communication:**

A brief discussion of the use of the Colony email list ensued. It was noted that this list should only be used for Community business. Drew suggested the use of Colony social media accounts for other notifications.

**F- Lake:**

Dan reported that updated plans from Kellard-Sessions were submitted to the Dept. of Environmental Conservation and the Army Corps of Engineers on 11/11/16 for their review.

**G- Roads:**

Fred reported that the Highway Department had been quite responsive to his calls about various road problems, and had attended to them in a timely fashion. He stated that the roads are in generally good condition.

G- Sales & Legal:

Jeremy reported that he has received a contract for the sale of the Killeen property at 20 West Main Street for \$360,000, and that he had notified the list on 12/8/16 to get back to him by 12/14/16 if they are interested in purchasing this property at the terms of the contract. Jeremy moved, seconded by Ron, to waive the GBCA option on the property on 12/14/16 if no interest is shown from the list. Carried unanimously.

Jeremy stated that he is forming a committee to investigate updating our Constitution and Covenants with an eye toward eliminating or seriously restricting the GBCA right of first refusal. The Board had previously approved the formation of this committee.

Fred stated that he does not believe that there is actually a signed contract as yet for the Hom-Mansfield property at 30 Main Street. He will investigate and get back to Jeremy.

H- Social

Martha reported that there is no change from the last Board meeting.

Good & Welfare:

Mera reported that her husband, Arnie, has had a heart valve replaced, and is now in rehab.

Meeting adjourned at 11:30 AM.

Respectfully submitted: Dan Fast, Secretary