

Minutes of Executive Board of GBCA 8/13/17

Present:

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

Absent: Ron Arnstein, Vice President

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

1- Minutes:

The minutes of the 7/9/17 Regular Board meeting were read by Dan, and accepted as read.

3- Financial:

The current financial report, as of 8/9/17 was given by Adam:

M&T Bank	\$130,463
M&T Bank (Scholarship Fund)	\$20
M&T Camp Account	\$57,480(Includes \$10,000 Camp Reserve)
M&T Water Capitol	\$22,803
M&T Capitol Improvement	\$163,259
Total	\$374,027

There are currently 4 members in arrears as of 7/9/17, with 11 members on payment plans for 2017. The members in arrears are: Apter, Nuza, Rios, and Sherwood-St.John.

Adam noted that Gecaj paid off the lien against him in full, and that Sandler's house, which was rebuilt, is now fully occupied and he will be contacting Sandler about the revised tax situation.

Adam presented the preliminary draft of the 2018 Budget for discussion. A discussion of the Water Data Logging System, which has been a Proposed Capitol Project for several years, ensued. Martha moved, seconded by Joy, to move the Water System data logging system from Proposed Capitol Projects to Future Proposed Capitol Projects. All in favor except Adam opposed. Motion carried.

The Barn exterior renovation project was discussed, with it mentioned that, although several contractors have looked at the job, we have only received 2 bids. Dan moved, seconded by Martha, to accept the bid from Mark Schmid at \$35,000 for the labor to do the west and south side work. Passed unanimously.

A discussion of projected costs for the entire Barn exterior renovation ensued. It was pointed out that the wood, which we will be supplying, will cost several thousand dollars and will then need to be coated (we were unable to secure hemlock that was pre-finished), and that the lowest bid for painting the north and west sides of the Barn was \$8,000, so additional funds need to be allocated for the entire job. Adam moved,

seconded by Mike, to raise the allocation from \$40,000 to \$60,000 for the entire Barn exterior work. passed unanimously.

Adam noted that a final preliminary budget will be ready for the next Board meeting.

3- Committee Reports:

A- Nominating:

It has come to the attention of the Board that there may be some changes in the final slate and ballot for the upcoming election. Mike will follow up on this.

B- Sales & Legal:

Jeremy reported that the Migdails had a buyer at \$439,000, but the deal fell through and they have another buyer at \$425,000. It was the consensus of the Board to waive the option on the second contract since we already waived the option, and the price had not changed substantially.

Jeremy stated that the Selvaggi property was being taken over by the bank, and he is monitoring the situation.

The discussion the proposed "Property Sales Changes 201", which was tabled at the last meeting, was reopened for discussion. After a brief discussion it was decided to propose the formation of a membership committee to study and change the community documents at the next membership meeting.

C- Camp:

Rina reported that Camp has gone well, and that they may come in at Budget.

D- Beach:

Martha reported that the Waterfront Director, who is excellent, will probably be returning next year, as will two excellent lifeguards.

There was discussion of handicapped parking at the Beach, which is a recurring problem. It will be brought up at the coming Membership meeting and the Beach and Road committees are working on it.

E- Lake:

Dan reported that all permits have been received, and that Eric has contacted the contractor, and the project should start in early October.

F- Insurance:

John reported that he has nothing further to report at this time.

G- Social:

John reported that the Karaoke event was a success, but that the cooking event planned for next week needed more participants.

H- Roads:

Fred reported that the roads are in need of work and that he is working on the problems.

I- Road 4:

Gerry reported that the email edition, which is also posted on the GB website, is different from the print edition, with more pictures and more pages. Gerry showed the Board a set of large format pictures, which Aaron has produced. One of the entire community, taken at the Beach, and the other a composite of photos. Anyone wishing to have copies can contact Gerry or Aaron to get the files.

J- Environment:

Roman reported that his committee is continuing to remove vines, and has been taking the accumulated debris to the dump.

K- Water:

Drew reported that two leaks have been repaired, and a third very small leak has been discovered and will be repaired in the near future.

6- Good & Welfare:

This was Mera's last meeting, and she was thanked for her many years of service to the community.

Dan reported that the Affordable Housing project has indeed undergone several changes with 2 and 3 bedroom apartments reduced from 32 to 20, and one bedroom apartments increased from 14 to 26. Individual entrances have been eliminated in favor of a central hall access to the apartments.

Meeting adjourned at 11:40 AM.

Respectfully submitted: Dan Fast, Secretary