

Membership Meeting Minutes
April 29, 2018

The meeting was convened at 11:25 AM when a quorum was obtained.

Present: 23 Voting Members and approximately 10 other community members.

1- Reading of Minutes:

The minutes from the January 28, 2018 Membership meeting were read and accepted as read.

2- Financial:

Adam Huggard, Treasurer, gave the financial report as follows:

Bank Accounts:

M&T Bank - Operating:	\$ 148,001
M&T Savings (Scholarship Fund)	\$ 1021
M&T Camp Account	\$ 27,490
(includes \$10,000 Camp Reserve + \$7800 Water Operator salary)	
M&T Capital Improvements	\$ 130,830
M&T Water Capital Improvement	\$ 39,813
Total:	\$ 347,154

Adam noted that we have 15 members in arrears, and 12 members on payment plans.

3- Selection of Nominating Committee for this year's election.

Rina Slavin, President, called for nominations and volunteers. Five persons are required. Barbara Tauber nominated Richard Tauber. Mike Brown, Dan Fast, Ron Arnstein, and Pearl Klainberg volunteered.

4- Committee reports:

Camp:

Annette Kroun and Ben Goldner reported that registration is going slowly due to a number of factors including: the prevalence of nearby day camps, and the aging out of a number of Colony children. The Camp budget is break even at this time. The committee is working on getting more campers and has reduced staffing.

Beach:

Martha Levites reported that the committee has been looking into several projects, the most pressing being the path from the road to the beach area, the matter of path washout and drainage issues of water of the road, and the refurbishing of the volleyball court. We have \$2,000 budgeted for a "Beach accessibility study and \$5000 for a boat house engineering study. We have received budget numbers from several contractors: \$3500 for drainage work and \$3800 for path work from one. \$3100 for raising the entryway and path from another, to which drainage must be added. Martha stated that the highest figure obtained for grading and drainage for both entrances was \$10,000.

Georgann Stewart moved, seconded by Mike Brown, to move the \$5000 allocated to the boathouse study to the beach work. After some discussion she withdrew her motion. Eric Stand then moved, seconded by Annette Kroun, to take \$10,000 out of the Capitol budget and allocate it for Beach work. All in favor except 2 abstentions. Motion carried.

Martha further reported that 2 lifeguards have been hired.

Barn:

Mike Brown reported that the Barn restoration committee met yesterday and made a final decision, pending the acceptance of samples from the wood mill, of hemlock for the Barn siding. Mark Schmid promised to provide a firm proposal for the labor ASAP. We will also be getting updated pricing on the painting of the new east and south sides, both inside and outside, and the outside of the north and west sides.

Lake:

Eric Stand reported that the suction dredging project is almost done. The turbidity curtain around the forbay still must be removed. Eric stated that orange material, which appears to be algae from the swamp across Main Street, is appearing in the forbay area. This material will be monitored. There is a pile of approximately 18 cubic yards of the spoils material, which was removed from the lake and dried, at the end of West Main Street. He urged community members to take the material for gardens and other planting, and offered to help move it. There is also a sizable pile of this material above the volleyball court near the road.

Sales and Legal:

Pearl Klainberg questioned the Boards action in the recent sale of the Kaplan property at 19 Hillside Avenue. Pearl stated that the list should have been notified, and was not. She stated that her son, who is on the list, was never notified. Several other community members then also questioned the Board's actions.

Dan Fast stated that the Board had decided to waive the option and not notify the list due to several facts. 1) The prospective purchaser, Brando Orr, was on the list, so the property was going to a person already on the list. 2) It was a cash sale of \$205,000 for a property and house with no Certificate of Occupancy, which precludes the obtaining of a bank mortgage. 3) The Kaplan's were under pressure to close quickly in order not to have to return from Florida. 4) The Board, in it's efforts to accommodate the Kaplans, tried to move more quickly than it should have. Dan stated that the Board realizes it's error in this matter, and will be more careful of procedure in the future, and further that the Board apologizes to the community for it's error.

Social:

John Bergherr went over the events planned for the coming Summer season, stating that the schedule is almost 100% complete.

Road 4:

Gerry Sircus stated that they are always looking for material.

Water:

Ron Arnstein stated that the water system is a resource owned by the entire community and that it is classed as a public utility by the Board of Health, and as such is subject to BOH testing and maintenance requirements, which include maintaining both of our wells at full capacity in order to provide the required 200% capacity. Ron noted that the \$6000 cost incurred in November, 2017 for the replacement of the Main Street well pump was necessary to maintain this capacity. Dan Fast stated that although it should have been reported at the January Membership meeting it had been missed and was being reported upon at this time.

Environment:

Patrick DePaula reported that the committee is looking for volunteers to help with vine removal throughout the Colony.

At this point Mr John Bainlardi fro Wilder-Balter Partners addressed the Membership about their Affordable Housing project. He reviewed the history mentioning that he had previously addressed the Membership at the January, 2015 meeting. John answered questions from the Membership and stated that the next, and last, Planning Board meeting to take up this project will occur on May 15, 2018, and the Planning Board will then have 62 days to make a final decision . John also reviewed the well and septic system approvals that have been obtained for the project from various local, NYC, and NYS agencies for same.

Russell Gordon moved, seconded by Gerry Sircus that the GBCA go on record in support of the Wilder-Balter Affordable Housing project to be built in Goldens Bridge. All in favor except one abstaining. Motion carried. The GBCA secretary will write a letter to the Planning Board to this effect.

There being no further business the meeting was adjourned, at 1:45 PM.

Respectfully submitted: Dan Fast, Secretary.