

Minutes of Executive Board of GBCA 6/10/18

Present:

Rina Slavin: President, Martha Levites, Vice President, Dan Fast: Secretary, Ron Arnstein, Mike Brown, Gerry Sircus, Patrick dePaula, Fred Margolies, Ben Goldner, , Drew Orr, Hannah Yates, Roman Broberg, Jeremy Metz

Also present: Lars Margolies

Absent: Adam Huggard: Treasurer, Carol Nordgren

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

1- Minutes:

The minutes of the 5/20/18 Regular Board meeting were read by Dan, and accepted as read.

2- Financial:

The current financial report, as of 6/9/18 was given by Dan:

M&T Bank	\$138,753
M&T Bank (Scholarship Fund)	\$1021
M&T Camp Account	\$48,890
M&T Water Capitol	\$39,816
M&T Capitol Improvement	\$130,851
Total	\$359,332

There are currently 11 members in arrears as of 6/9/18, with 11 members on payment plans for 2018. The members in arrears are: Apter, Burgun, Cubides, Gecaj, Moledo, Rabushka, Rios, Solano, Turiano, 16 Hall Ave (in bank custody), and 29 Lake Street (formerly Sherwood-St.John: bank has taken possession of property). Our lawyer has contacted Gecaj' lawyer to try to avoid litigation again, with no response as yet. Outstanding liens on Rios, 16 Hall Ave., and 29 Lake St. are ongoing.

3- 30 Main Street situation:

The Board discussed the situation at the 30 Main Street property, which is owned by Mr. and Ms. Nuza. The property contains a house which is in a state of serious disrepair, and has been so for many years. The current owner cleared away all vegetation in front of the property exposing the house to full view to passersby. There has often been a problem with a variety of refuse being left in front of the house on the property since the Nuzas took possession. The problem was discussed at the last Board meeting and a motion passed to have the Secretary write a letter concerning the problem to the Nuzas.

Dan wrote said letter to the Nuzas. By all accounts there is still a minor refuse problem on the Nuza property, and other complaints were voiced as well. It was the consensus of the Board to monitor the situation and to invite the Nuzas to the next Board meeting.

4- Property Sales Procedure:

Jeremy reported that the 29 Lake Street and 24 West Main Street may be going to contract, although he has not seen anything yet.

Martha reported on the work of the committee that is looking into possible Covenants, Constitution, and By Laws changes, particularly as pertains to the sale of property. She distributed a document containing notes from a committee meeting outlining some of the committee's suggestions, which will be discussed at the next Board meeting. A discussion of the present procedure, and the fact that it is not always followed to the letter ensued. It was pointed out that there is nothing in the governing documents concerning a "list" of interested potential buyers and that, therefore, the "list" could be done away with by the Board at any time.

The subject of the sale of the Kaplan property at 19 Hillside Avenue, in which the right of first refusal was waived by email voting, was discussed. Dan moved, seconded by Ron, to affirm the email vote to waive the option. Nine in favor; one opposed; three abstaining. Motion carried.

5- Committee Reports:

Nominating Committee:

Dan reported that the committee has begun contacting community members about running for the Board, and will have a full report on their progress for the next (July) Board meeting.

Camp:

Ben and Rina reported that there so far there are 57 campers registered and that the camp will be doing a community service project working with the Community Center of Northern Westchester, and will be needing lightly used backpacks donated.

Rina also reported that the space between the fence and the backstop on the ballfield has been filled with a lockable gate to satisfy BOH requirements.

Ben asked that the Camp be reimbursed by the community for the \$480 cost of cleaning of the entire Barn, which was incurred by the Camp.

Beach:

Martha reported that the new ropes and floats were made up and installed in the lake, along with the rafts, by a number of community members who responded to her requests for help with this project. She thanked all those who participated.

The work on the main path to the beach is to start this coming Tuesday.

Two senior and two junior lifeguards have been hired, and signs with boating rules are being made up and will be posted.

A discussion of kayaks ensued. No decision was reached. The subject of kayaks will be discussed with the lifeguards.

**Barn:**

Drew reported that he contacted Stillwell Stair in Goldens Bridge for pricing on wood for the Barn siding and is expecting quotes in the near future.

**Lake:**

Dan reported that the lake water seems considerably cloudier this year as compared to last year and that the area at the sides of the crib is as muddy as ever. The problem of the silt plume from Main Street and Hall Avenue was discussed. Roman will research plants for use along the road next to the lake.

**Roads:**

Fred reported that the Town road crew seems to be reducing the height of the crown on the roads. Dan pointed out that the crews are still scraping all of the roads, particularly including areas that are smooth and don't need it.

**Social:**

Roman reported that there was nothing new to report.

**Road 4:**

Gerry reported that the calendar for the coming Summer season is in the new Road 4, and requested material for the newsletter.

**Water:**

Ron had nothing to report.

**Environment:**

Roman reported that he is still picking up large amounts of discarded trash around the community, particularly on Pond Street and Danger Road.

**Good and Welfare:**

Fred stated that the entire community should be notified for all projects.

Meeting adjourned at 11:20 AM.

Respectfully submitted: Dan Fast, Secretary