

Membership Meeting Minutes
July 29, 2018

The meeting was called to order at 11:10 AM.

Present: 30 Voting Members and approximately 10 other community members.

1- Reading of Minutes:

The minutes from the April 29, 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:	\$ 134,450
M&T Savings (Scholarship Fund)	\$ 1021
M&T Camp Account	\$ 69,696
(includes \$10,000 Camp Reserve + \$7800 Water Operator salary)	
M&T Capital Improvements	\$ 130,862
M&T Water Capital Improvement	\$ 39,818

Total: \$ 375,848

Adam noted that we have 4 members in arrears, and 9 members on payment plans.

Adam explained that the Barn Fire Alarm system needs to be upgraded due to aging and numerous false alarms. Adam moved, seconded by Pearl Klainberg, to allocate up to \$2,400 for the upgrading of the Barn Fire Alarm system. Passed unanimously.

Adam explained that the Beach boat house roof, which needs replacing, is not in the budget, and moved, seconded by Martha Levites, to move the \$5,000 allocated for the boat house study to apply to the roof work on the boat house and bathrooms. Passed unanimously.

Georgann Stewart Moved, seconded by Adam Huggard, to approve the \$6,000 spent on the Main St. well pump (which was reported upon at the last Membership meeting). Passed unanimously.

3- Nominations:

A- Nominating committee report:

Dan Fast, Nominating committee chairman, reported that the offices of President, Vice President, Secretary, and Treasurer are up for election as well as 5 At Large positions. The committee produced the following:

President: Rina Slavin

Vice President: Ron Arnstein

Secretary: Dan Fast

Treasurer: Paul Stewart-Stand

At Large: Carol Nordgren, Ben Goldner, Jeremy Metz, Gerry Sircus, Chris Broberg, Elliot Sokolov

Dan noted that the committee had produced exactly enough people to fill the vacancies on the Board.

- B- Rina opened nominations from the floor for all officers and At Large positions. There were no more nominations and Rina then closed nominations.
- C- Georgann Stewart moved, seconded by Holly Lukin, that no Board member who is up for re-election can be on the Nominating committee. 6 in favor; 15 opposed; 3 abstaining. Motion defeated.
- D- Martha Levites moved, seconded by Annette Kroun, to establish a Membership Engagement Initiative to encourage all community members to become more active in the community. 13 in favor; 2 opposed; 4 abstaining. Motion carried.

4- Committee reports:

Constitutional revision committee:

Martha Levites described the committee's proposal to amend the GBCA Constitution. The first amendment deals with Board expenditure limits as follows: 1- to raise the limit that the Board can spend without Membership approval from \$500 to \$1500, and 2- to specifically define "emergency" for emergency expenditures, which the Board can do without prior Membership approval.

The second amendment deals with property sales procedures as follows:

We believe that it is in the best interest of members and prospective members to revise the constitution and by -laws with regard to the selling and buying of private property so that the rules are fair and transparent. The new rules must be sensitive to the needs of the sellers, while also being welcoming to new members. At the same time, the rules must acknowledge current real estate values in our area **and the likelihood that the community will not be able to provide a buyer for the property.**

We suggest that in Article VII, Land and Improvement, we keep Sections 1 and 3.

Section 2 proposal:

Members of the Association who wish to sell their property must notify an officer of the Board by email or U.S. Postal Service at least one week before placing the property on the market. An asking price must be included.

A designated member of the Board shall distribute this information by email to all current community members in good standing.

Upon execution of a signed contract, the seller must notify an officer of the Board within a week of the name and contact for the new member.

Discussion ensued on the property sale procedures. Dan Fast moved, seconded by John Bergherr, to eliminate the "List of Interested Buyers", effective immediately due to the fact that the "List" is outmoded and irrelevant. 14 in favor; 5 opposed; 4 abstaining. Motion carried. Dan Fast will contact the people on the list with this decision.

Water:

Drew Orr reported that an issue with the emergency generator at the Pump House has been repaired.

Camp:

Eric Stand reported that Camp was going well and it appears that the costs are break even with the budget.

Beach:

Martha Levites reported that the Beach work on the path, drainage, and volleyball court has been completed and went about \$900 over budget due to additional work required resulting from the heavy rains that occurred during construction. Martha moved, seconded by Eric Stand, to approve the Beach work over budget amount up to \$900. Passed unanimously.

Drew Orr moved, seconded by Pearl Klainberg, to provide interim Handicapped Parking along side of the Beach fence on Main Street north of the main entrance gate. Passed unanimously.

Barn:

Mike Brown reported that the Barn restoration committee received a new wood price yesterday, which the committee is analyzing, that the committee has not gotten a firm price from Mark Schmid yet, and is considering going back to the repair and paint option due to potential cost overruns.

Lake:

Eric Stand reported that our lake is not on the U.S. Geological Survey maps, and that the Town Supervisor is trying to remedy the situation. If he is unable to do so then our Congressman will be contacted for help.

Eric also stated that there is still some lake spoil material at the end of West Main St.. and that he would transport it in his truck for anyone wishing to use the material for gardening.

Eric also stated that the ACOE permit for additional lake work was renewed at no cost.

Sales and Legal:

Jeremy Metz reported that he has been told by the Penzeros that their property at 43 Main St. is going on the market, but no price has been set yet. Jeremy moved, seconded by Dan Fast, to waive our right of first refusal on the sale of the property at 41 Main St. Passed unanimously.

Social:

John Bergherr reported that a Banquet committee has been formed and would be looking for volunteers.

Roads:

Fred Margolies reported that the roads are in pretty decent condition, but there are problems at the sides of many of the roads with gullies which need to be filled with stone. Fred will try to get the Town to address this after Camp is over.

Holly Lukin reported that there are numerous dead trees along Lake St. on the lake side.

Road 4:

Gerry Sircus stated that they are looking for material.

There being no further business the meeting was adjourned, at 2:00 PM.

Respectfully submitted: Dan Fast, Secretary.