

Minutes of Executive Board of GBCA 7/8/18

Present:

Rina Slavin: President, Adam Huggard: Treasurer, Dan Fast: Secretary, Ron Arnstein, Mike Brown, Gerry Sircus, Patrick dePaula, Fred Margolies, Ben Goldner, , Drew Orr, Hannah Yates, Roman Broberg, Jeremy Metz, Carol Nordgren

Also present: Eric Stand, Georgann Stewart, Paul Stewart - Stand, Lars Margolies, Anna Margolies

Absent: Martha Levites, Vice President,

Meeting called to order at 9:35 AM by Rina Slavin: President.

- 1- Eric Stand produced a document for Rina to sign which extends current Lake permitting regarding additional work which can be done at the south end of the Lake. Board members perused the document and Rina signed it. The document in no way commits the community to perform any additional work. When asked Eric had no idea of the cost of this work, stating that he has several times requested pricing from Pristine Waters, which he has not yet received.

Eric Stand claimed that previous Board minutes were inaccurate regarding the Lake work and requested that the following statement be included in these minutes.

"Eric Stand reported, on behalf of the Lake committee, that there is no silt plume entering the Lake at Hall and Main from the pipe to the swamp. The turbidity levels in our lake have been measured by our volunteers, George Levites, Michael Brown and Russell Gordon, at their first CSLAP sampling in June and have been found to be typical of the turbidity levels we get at this time of the year. The forebay is fulfilling its purpose by acting to slow the particulates entering from that culvert and the road and collecting them in the forebay before they can enter the lake. Therefore the proposal for a permanent turbidity curtain is unwarranted.

In addition, Eric reported that our contractors fixed (at no extra charge) the damaged culvert pipe on the Lake side as it enters the forebay area. They discussed fixing the pipe on the wetland side, but decided that doing so would cause more erosion over time than we experience now. There exists an orderly flow of water from the swamp into that side of the pipe."

- 2- Georgann Stewart then requested that the pay of the cleaning person who cleans up at the Barn and the Beach be increased. Drew Orr, who handles contracting for that work stated that he was already planning to request this.
- 3- Minutes:
The minutes of the 6/10/18 Regular Board meeting were read by Dan, corrected, and accepted as corrected.

4- Financial:

The current financial report, as of 7/7/18 was given by Adam:

M&T Bank	\$137,206
M&T Bank (Scholarship Fund)	\$1021
M&T Camp Account	\$82,511
M&T Water Capitol	\$39,818
M&T Capitol Improvement	\$130,862
Total	\$391,418

There are currently 6 members in arrears as of 7/7/18, with 9 members on payment plans for 2018. The members in arrears are: Apter, Burgun, Cubides, Gecaj, Rios, and Solano. A lien has been placed on the Apter property. Rina will discuss the situation with the Solanos and inform them that unless community charges have been paid in full or a real payment plan has been instituted their children in Camp must pay the out of community rate.. Gecaj attempted to pay without including the interest he owes. Ben moved, seconded by Gerry, to notify Gecaj that he must pay in full or have a lien placed on his property again. In favor: all except one abstaining. Motion carried.

Adam reported that the work on the path and grounds at the Beach went over budget by \$900. Adam moved, seconded by Hannah, to approve the expenditure of \$900 required to complete the work, with the money to come out of the operating budget. Passed unanimously.

5- Discussion of the Treasurer position

Adam, who is soon to be leaving the community, stated that he has asked our accountant to give us a proposal for them to handle a number of items that have been done in house. Along with Adam leaving the community and the Treasurer's position John Bergherr, who has been handling the paying of bills for the last several years, is also stepping down. Among the items we will consider outsourcing are: paying of bills, receiving payments. data entry into Quickbooks, reconciling, paying of taxes, and invoicing community members for community charge payment and follow up billing for same where required.

Mike stated that he may be willing to take over the Treasurer position, but only if he gives up the handling of the Barn.

Ron volunteered to put together a committee to take over collections.

Adam will probably be leaving before his term is up in September, so the Board will have to appoint a temporary replacement to serve out the remainder of Adam's term. He stated that he will still be able to handle some of the Treasurer's duties remotely until a replacement is up to speed. Mike stated that he would be willing to do so. Dan moved, seconded by Ron, to nominate Mike to fill the Treasurer's position for the remainder of Adam's term. In favor: all except two abstaining. Motion carried.

6- Insurance

John Bergherr, who has been handling insurance for the community for many years, is stepping down, and a replacement must be found. Ben volunteered to take over as Insurance liaison from John.

7- Path to 17 acres

Rina reported that the Camp has been using a campsite for as long as she can remember that is actually not on Colony property. It was thought to be on the 17 Acres, but was actually on land owned by Joy Gross. The campsite has been moved to the 17 Acres, but the path which had been used to access the original, and now the new, campsite runs through the Gross property. No Trespassing signs were recently posted around the Gross property and the Camp was told not to use the path.

Rina has, therefore, requested that another means of access be provided so that the path through the Gross property will no longer be needed. There is a sliver of land that runs from Hillside Ave. to the 17 Acres that goes up the driveway of the Rios property. The Rios driveway is partially on Colony property, and Rina suggested that that sliver of land, starting with the Rios driveway, be used with a path cleared through the brush south of the Rios property. She has obtained a price of \$600 to clear the path, and a survey of the property line between the Rios property and the 17 Acres must be done at an approximate cost of \$900.

Dan moved, seconded by Gerry, to budget up to \$2,000 to do the survey and brush clearing work to provide a new path from Hillside Ave. up the Rios driveway to the 17 Acres. In Favor: all except one opposed and two abstaining. Motion carried.

8- Contract on 24 West Main Street

A contract has been received for the sale of the property at 24 West Main Street, in the sum of \$455,000. The "list" and community have already been notified with no interest shown. Jeremy moved, seconded by Dan, to waive the option on the sale of 24 West Main Street. All in favor except two abstaining. Motion carried.

9- Property sale procedure

A brief discussion ensued and it was decided to have a full discussion of the subject at the coming Membership meeting.

10- Committee Reports:

Nominating Committee:

Dan reported that the committee has been contacting community members to run for At Large and Officers positions and has received some positive responses.

Camp:

Ben reported that Camp is going well.

Beach:

Hannah reported that the new path is complete and seems to be working out well; that the grass planted by the contractor is growing; new signs have been put up; and the boat house has been painted.

Barn:

Drew reported that there has been an ongoing problem with the Barn Fire Alarm system, which Somers Security has determined is in the Fire Alarm panel. Although the smoke detectors are over ten years old and should be replaced they are not the problem. Somers Security has proposed to install a new panel with all new smoke detector heads for \$1970. The new system would be fully addressable: each head has a discrete address and alarms and troubles are pinpointed on the panel readout. Drew moved, seconded by Dan, to have a new fully addressable Fire Alarm system installed at a cost of \$1970. Passed unanimously.

Roads:

Fred reported that the Town is not supposed to do any major work on the roads during the Camp season.

Social:

Roman reported that the season is going well, with last night's karaoke event a huge success.

Road 4:

Gerry reported that the current issue went out on time by email, but the paper edition was delayed at the printer.

Water:

Drew reported that the emergency generator control system has been repaired and is now functioning properly.

Communications:

Roman requested that all community members keep him apprised of their email and contact information.

Environment:

Roman reported that there has been a marked decrease in trash along the roads, particularly Pond Street and Danger Road.

Maintenance:

Drew reported that he wanted to increase the salary of our cleaning person from \$15 / hour to \$18 / hour, which will total approximately \$430 per year. Drew moved. seconded by Jeremy, To increase the salary of the cleaning person by \$3 per hour at a total cost of \$430 for the season. In favor: all except two abstaining. Motion carried.

Meeting adjourned at 12:10 PM.

Respectfully submitted: Dan Fast, Secretary