

Minutes of Executive Board of GBCA 8/12/18

Present:

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

Absent: Martha Levites, Vice President, Patrick dePaula, Hannah Yates

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

1- Minutes:

The minutes of the 7/818 Regular Board meeting were read by Dan, corrected, and accepted as corrected.

2- Financial:

The current financial report, as of 7/11/18 was given by Adam:

M&T Bank	\$131,205
M&T Bank (Scholarship Fund)	\$1021
M&T Camp Account	\$82,511 (includes \$10,000 Camp reserve & \$7,800 Water Operator salary)
M&T Water Capitol	\$39,820
M&T Capitol Improvement	\$130,873
Total	\$345,445

There are currently 4 members in arrears as of 8/11/18, with 9 members on payment plans for 2018. The members in arrears are: Apter, Burgun, Rios, and Moledo. A lien has been placed on the Apter property.

Adam reported that he had approached our accountant about taking over some of the work of the treasurer's job. The accountant suggested that we hire a property manager to handle the bulk of the work, stating that this is what some other home owner's associations do. Adam has contacted two management companies both of whom declined. Fred said that he will research management companies, and Adam will also continue to attempt to get proposals and pricing for this type of service.

The subject of an interim treasurer to take over from Adam, who will be leaving before his term is up, was discussed. Adam moved, seconded by Mike, to appoint Paul Stewart-Stand interim Treasurer, since Paul is the heir apparent to the position. In favor: seven; abstaining: five. Motion carried.

Adam noted that since he and Martha are leaving the Board a new Finance committee must be formed. This will be done at the September Board meeting when all committees are formed.

It was the consensus of the Board that going forward the four officers should all be signatories on all accounts, including Quickbooks.

Fred noted that Adam has done yeoman service for the community in general, and the Board in particular in his work as Treasurer, and stated that the Board owes Adam a debt of gratitude for his contribution. All Board members agreed and Adam was officially thanked by the Board.

3- Budget:

Adam presented the preliminary 2019 Budget, and the Board reviewed and discussed it. It will be reviewed and discussed again at the September Board meeting, and finalized at the October Board meeting for presentation to the Membership at the October Membership meeting.

4- Property sale procedure:

Jeremy moved, seconded by Roman, to remove the previously existing "Procedure for Selling Property" from the Goldensbridge.org website. All in favor, except one abstaining. Motion carried.

5- Main Street well property line:

The problem of an accumulation of tree limbs and other debris on the Main Street well property adjoining the Gecaj property was discussed. The Secretary will write a letter to Gecaj telling him that he must remove the piles to his own property, and stop dumping any material on community property.

6- Committee Reports:

Camp:

Rina reported that the Nursery playground equipment is malfunctioning and needs repair. She thanked Mike for all he has done for the Camp.

Beach:

Drew reported that NYSEG needs to remove the pole that is behind the Men's room at the Beach, which will necessitate changing and upgrading the electric service to the toilets and boat house. He has gotten a price of \$2500 from one electrical contractor and is seeking other prices.

Roads:

The Board discussed the relationship of the Town and the GBCA to our roads. The Town maintains the "traveled way", that is the actual portion driven upon and drainage. The GBCA owns the roads and is responsible for the untraveled portion. The actual width of the roads is 50' and the traveled portion is 20' to 30'.

Fred said he will contact the Highway Dept. about repairing the roads asap.

Sales and legal:

Jeremy reported that the Penzero property at 43 Main Street is on the market at \$629,000. Dan noted that the Rosvalley house at 20 Pond Street is available for rental at \$2700 per month.

Water:

Drew reported that the new door has been installed on the Pump House.

Communications:

Roman reported that he is working on a hard copy book of information on Colony residents.

Environment:

Roman suggested that the community look into hosting a bee keeping operation.

Lake:

Dan reported Eric Stand has received information from our Assemblyman, David Buchwald, that our lake is not classified as an "inland waterway", but is classed as a "reservoir". It was suggested that we contact our Town Supervisor, peter Parsons, and regenerate the Lewisboro Lakes Committee to petition the National Map Corps to change the categorization of our lake. However, this would not enable us to get grant money that is presently available only for public, and not private, waterways.

Eric also noted that the invasive Phragmites, are spreading along the Main Street and Lake Street sides of the lake. Eric is looking into finding safe products which can be used to eradicate them.

Meeting adjourned at 11:35 AM.

Respectfully submitted: Dan Fast, Secretary