

Membership Meeting Minutes
August 26, 2018

The meeting was called to order at 11:25 AM by Rina Slavin, President

Present: 22 Voting Members and approximately 5 other community members.

- 1- Reading of Minutes:
The minutes from the July 29, 2018 Membership meeting were read and accepted as read.
- 2- Election;
Russell Gordon moved, seconded by Mera Eisen: Since all nominees for officer and at large positions are unopposed they be elected by acclamation. In favor: all except one abstaining. Motion carried.
- 3- Constitutional revision committee:
Martha Levites described the committee's proposal to amend the GBCA Constitution. It was discussed at the last (July) Membership meeting. There were two recommended revisions: Article IX, Section 5, dealing with Board approved expenditures, and Article VII, Section 2, dealing with property sales procedure.

1- Article IX, Section 5

The Board may authorize expenditures of up to \$1500, or in the case of the water system up to \$3000, toward any single unforeseen non-budgeted item. Unforeseen, non-budgeted expenditures of over these amounts will require the approval of the membership.

Emergency expenditures exceeding the \$1500 or \$3000 amounts shall require unanimous approval of the officers of the Board. Emergency expenditures are defined in this context as items that if not immediately addressed would cause irreparable harm, or monetary or physical damage to the Colony, its property, or its members. These expenditures must be reported to the membership at the next Membership meeting, when the membership shall vote approval or censure.

Patrick dePaula moved, seconded by Ben Lieman, to approve this change in the GBCA Constitution. Carried unanimously.

2- Article IX, Section 2

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 this proposed amendment. After some further discussion Jeremy Metz moved, seconded by Mera Eisen, to approve this change in the GBCA Constitution. Motion carried unanimously.

The Membership then discussed the dissolution of the List of Interested Buyers, which was passed at the July Membership meeting. It was the consensus of the Membership to keep all of the people who had been on the "List" apprised when properties in the community go on the market.

4- Financial report:

Since Adam Huggard, our previous Treasurer has moved away, and Paul Stewart-Stand. our Treasurer elect and interim Treasurer, is on vacation, Dan Fast gave a brief Financial Report as follows:

Operating Account	\$ 96,016
Scholarship account (includes \$1000 bank reserve)	\$ 1,021
Camp account (includes \$10,000 reserve and \$7,800 water op. salary)	\$ 33,455
Water Capitol Improvement	\$ 39,820
Capitol Improvements	\$130,873
Total	\$301,185

Dan reported that there are 4 members in arrears and 9 members on payment plans.

5- Committee reports:

Water:

Ron Arnstein reported that the water was flowing.

Camp:

Annette Kroun reported that the Camp committee is unsure of the Camp budget at this time.

Beach:

Martha Levites asked for volunteers to take in the rafts and ropes and do a final beach clean up on September 1st at 10 AM.

Barn:

Mike Brown reported that the committee has no report at this time. Mike then asked the Membership to thank Martha Levites, who is leaving the Board, for all the effort she has expended on behalf of the community.

Lake:

Russell Gordon reported that the CSLAP Lake testing is being done regularly, and that their results would be available in the Fall.

Sales and Legal:

Jeremy Metz reported that the asking price for the Penzero property at 43 Main Street has been reduced to \$590,000.

Social:

John Bergherr reported that so far 55 people have signed up for the Banquet. Martha Levites asked for an additional volunteer for serving at the Banquet.

Roads:

Martha Levites reported that any sort of parking alongside of the Beach, including temporary handicapped, must be at the parker's own risk due to the fact that the road is not wide enough there to meet code requirements for designated parking areas.

Road 4:

Gerry Sircus urged all in attendance, and all others who get Road 4 to get the on line edition because it is much more complete and contains color photos, etc.

Good & Welfare:

Martha Levites wishes to form a Community Outreach committee to bring new members into the community, and is looking for volunteers.

There being no further business the meeting was adjourned, at 12:25 PM.

Respectfully submitted: Dan Fast, Secretary.