

Minutes of Executive Board of GBCA 10/13/19

Present:

John Bergherr: President, Martha Levites: Vice President, Paul Stewart-Stand: Treasurer, Dan Fast: Secretary, Mike Brown, Chris Broberg, Carol Nordgren, Elliot Sokolov. Hannah Yates. Jeremy Metz, Rina Slavin, Ron Arnstein

Absent: Ben Goldner, Gerry Sircus, Drew Orr

Meeting called to order at 9:35 AM by John Bergherr: President.

1- Minutes:

The minutes of 9/8/19 were read by Dan, corrected, and accepted as corrected.

2- Financial:

The current financial report, as of 10/1/19 was given by Paul:

M&T Bank	\$52,308
M&T Camp Account	\$13,136(includes \$10,000Camp reserve)
M&T Water Capitol	\$43,696
M&T Capitol Improvement	\$178,609
Total	\$287,748

There are 3 members in arrears: Apter, Moledo, and Rios. Ron stated that he has had great difficulty contacting the Moledo family and asked for Board authorization to place a 48 hour water shut off notice on their premises. Martha moved, and Dan seconded, to place a 48 hour water shut off notice on the Moledo property. Carried unanimously.

3- Budget Discussion and Board approval:

Paul led a discussion of the proposed 2020 Budget. After considerable discussion, with a number of changes made, Dan moved, seconded by Martha, to approve the amended 2020 Budget for distribution to the Membership. In favor: all except one abstention. Motion carried.

4- Barn restoration:

A discussion ensued on the Barn restoration work. The Barn Restoration committee met 2 weekends ago on Saturday, 9/28/19, at which time Mark Schmid, who had previously submitted estimates for the removal of the siding on the south and west sides of the Barn, and replacement with new siding, suggested that the old siding be left in place, with the new siding applied over it. The committee decided to accept that course of action and change in scope of work. Mark promised to provide a firm price, not an estimate, for the committee meeting the following week.

The Barn Restoration committee met last Saturday and Mark Schmid presented his bid of \$39,300 to provide the labor to do the revised Barn Restoration job. Mark's previous estimate for the removal of the old siding, disposal of same, and the installation of the

new siding, provided on 2/7/2018, was \$38,500. The committee decided to accept Mark's bid of \$39,300 for the revised work. At this time Mark was the only bidder.

During the past week another bidder was found by a committee member, acting on his own, and this person promised to have a bid this coming week. At this point the committee was no longer unanimous in its recommendation of acceptance of Mark's bid. After discussion Martha moved, seconded by Hannah, to accept Mark Schmid's bid of \$39,300 to provide the labor for the Barn restoration job. In Favor: 4; opposed: 4; abstaining: 3. The president's vote was required to break the tie, and John voted in favor. Motion carried.

5- Sales and Legal:

Jeremy reported that there was considerable confusion over whether or not the Salsky property at 33 Lake St. was Covenanted. It was found during the Title search to be a covenanted property, and in keeping with GBCA rules our right of first refusal was waived.

Jeremy reported the Saul property at 13 Hillside Ave., which includes the adjoining property at 17 Hillside Ave., was in contract at \$185,000. Discussion ensued on the matter of the adjoining property at 17 Hillside Ave., which was acquired by the Saul family with the proviso to the community that it would remain "forever green". No written documentation of that promise has been found. As far as anyone can remember at this point it was a verbal commitment. Dan moved, seconded by Rina, to waive our right of first refusal on the Saul property. Paul proposed a substitute motion to waive our right of first refusal, but to also send the buyer a letter stating that we wish them to agree to adhere to the original verbal agreement to maintain the 17 Hillside Ave acre "forever green". In favor: all except one abstention. Motion carried.

The meeting adjourned at 11:20 AM.

Respectfully submitted: Dan Fast, Secretary