

Minutes of Executive Board of GBCA virtual (Zoom) meeting 2/14/21

Present: Paul Stewart-Stand: President, John Bergherr: Vice President, William Edwards: Treasurer, Dan Fast: Secretary, Mike Brown, Elliot Sokolov, Jeremy Metz, Gerry Sircus, Drew Orr, Rina Slavin, Jeremy Schneider, Wendy Robinson, Mary Mahoney, Ron Arnstein, Hannah Yates

Virtual Meeting called to order at 9:35 AM by Paul Stewart-Stand: President.

1- Minutes:

The minutes of the 1/31/21 Board meeting were read by Dan fast, Secretary, corrected, and accepted as corrected.

2- Financial:

The current financial report, as of 2/13/21 was given by William Edwards, Treasurer:

M&T Camp Account	\$ 1,407
M&T Water Capitol	\$ 0
M&T Capitol Improvement	\$ 0
Sterling Bank – Operating	\$154,069
Sterling Bank – Camp/ Payroll	\$ 10,000
Sterling Bank – Water Capitol Imp.	\$133,802
Sterling Bank – Capitol Improvement	\$134,770
Total	\$434,048

There are 4 members in arrears: Harris, Moledo, Schwartz, US Bank (formerly Rios). Liens have been filed against Harris, Moledo, and US Bank, and a lien is being filed against Schwartz.

A brief discussion of a tree that was endangering Hall Ave. ensued. Mike Brown moved, seconded by Gerry Sircus, to approve the expenditure of \$500 for the removal of the offending tree. Passed unanimously.

3- Committee reports:

Town:

Paul Stewart-Stand reported that he has been in touch with people from other Home Owner’s Associations regarding Town’s updating of it’s “Master Plan”. Paul stated that John Monti from the ----- stated that his association wants to make the area around the pond at the foot of Fairmount Road into a mini park, and would like us to provide a letter of support. Paul will investigate further.

Lake:

John Bergherr stated there was nothing new to report. The status of bids for the dam work was discussed. Dan Fast stated that he was unable to obtain a second bid. Dan will contract the contractor who provided the bid that we have about updating the price, and discuss a start date for the work.

#### Beach:

Wendy Robinson reported that the committee is meeting and discussing setting up the Beach for this coming Summer.

#### Camp:

Mary Mahoney reported that William Edwards, Treasurer, had attended the last Camp committee meeting and several financial issues were resolved. A sub committee of the Beach committee is working with a sub committee of the Camp committee on the Beach opening for the coming Summer.

#### Barn:

Discussion of the replacement of the Teen Center ceiling and lighting ensued. John Bergherr moved, seconded by Rina Slavin, to replace the Teen Center hung ceiling with a new hung ceiling, with new LED lighting at a cost for materials of \$3500. Passed unanimously.

Mike Brown reported that he is planning to call a Barn committee meeting to finalize plans for the kitchen, as well as the back stairs, path to the ballfield, and water problem repair in the Barn basement north west corner.

#### Social Justice:

Jeremy Schneider reported that the committee had a good meeting focusing on climate change and possibly working with the Camp on that issue. The committee discussed the 2 Social Justice scholarships now given to 2 students at John Jay High School, and perhaps increasing the amounts and/or adding scholarships, perhaps naming them for contributors. The committee is looking for outside funding sources as well as community sourcing.

#### Environment:

Hannah Yates reported that the weather has put all projects on hold.

#### Road 4:

Rina Slavin reported that the next edition will be out in the spring.

#### Sales & Legal:

Jeremy Metz reported that the property at 16 Hall Avenue has closed, and all Colony charges paid.

#### Water:

Drew Orr reported that the Board of Health is now requiring additional water testing, with the new tests costing \$1000 and being required to be done four times per year.

Drew reported that he met with the contactor and an engineer about the replacement of the water storage tanks. He said that the engineer asked why the tanks were being replaced, stating that his hammer testing of the ends of the existing tanks indicated that

the tanks were sound, and even though they are 30 years old and rated for 20 years, they were good for at least another 10 years. The engineer asked why the community doesn't convert to single user wells and then abandon the water system in place. This would eliminate the constantly escalating costs of maintaining the existing system. He stated that, although the BOH would not like the idea, it may be perfectly viable. He will look into the matter and get back to us with a proposal, and the contractor will provide a proposal for replacing the tanks.

Meeting adjourned at 10:55 AM.

Respectfully submitted: Dan Fast, Secretary