

Minutes of Executive Board of GBCA virtual (Zoom) meeting 5/16/21

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 4/3/21 Board meeting were read by Dan fast, Secretary and accepted as read.
- 2- Financial:
William Edwards, Treasurer, gave the Financial report as of 5/14/21 as follows:

M&T accounts (legacy)	\$ 8,000
Sterling Bank – Operating	\$ 145,162
Sterling Bank – Camp / Payroll	\$ 69,215
Sterling Bank – Water Capitol	\$ 133,805
Sterling Bank – Capitol Improvement	\$ 134,774
Total	\$ 490,954

Jeremy Metz opened discussion of a proposal from George Calcagnini, our attorney, pertaining to dealing with community members who are delinquent in paying their Colony dues, suggesting litigation in court rather than filing liens. Liens, although sometimes effective, are in many cases ineffective. Jeremy pointed out that Calcagnini charges \$400 per hour, and that fees could mount quickly to the point where they might exceed the arrears in question. Jeremy also stressed that this is a preliminary discussion.

It was pointed out that the immediate threat of water shut off, in the case of water system users, had been effective in the past. Dan will update the 30 day and 48 hour notices that were used in the past, and we will check with our lawyer on the process.

We will follow up on the legal procedure for water turn off, and continue to evaluate other processes to obtain arrears payments for non water system users.

Dan requested information on the situation with the debit card used by Drew for Colony purchases. The card, which Drew has used for a number of years, was cancelled abruptly without notification to Drew. William stated that only the Board officers can hold a debit card without the community incurring liability. It was pointed out that Drew having the card was never in any way a problem in the past. After discussion Jeremy Schneider moved, seconded by Dan Fast, to immediately provide Drew with a working debit card. After more discussion Jeremy amended his motion to immediately provide Drew with a working debit card and to have the Finance committee investigate obtaining a Colony credit card to replace Drew's Colony debit card. Rina Slavin seconded the amended motion. Opposed: 1; Abstaining: 2; In favor 11. Motion carried.

Paul introduced the subject of the hiring of an engineering firm, WASP Engineering, to provide an evaluation of our water system, at a cost of \$5,295. Discussion ensued. William Edwards moved, seconded by Jeremy Schneider, to recommend to the Membership the approval of the expenditure of \$5,295 for the WASP proposal for an analysis of our water system. Opposed: 0; Abstaining: 2; In favor: 13. Motion carried. Although some wished to proceed immediately, it was pointed out that, since this was not an emergency expenditure, it must be approved by the Membership beforehand. William Edwards moved, seconded by Mary Mahoney, to immediately call a Special Membership meeting on 6/6/21 to decide on the approval of the WASP proposal. Opposed: 0; Abstaining: 2; In favor; 13. Motion carried.

3- Committee reports:

Camp:

Rina Slavin & Mary Mahoney reported that they are still looking for 3 counselors, although most hiring has been completed, and everything else is also going well.

Social:

Elliot Sokolov reported that the committee is still leaning towards having folk dancing in the Barn, and otherwise there was nothing new.

Barn:

Mike Brown reported that the kitchen work is proceeding, with some items still to be purchased, and some work still to be done.

Lake:

Dan Fast reported that the work on the concrete dam has been completed and the engineer has completed his inspection, approved the work, and will be producing a sign off letter, which we will forward to our insurance company.

Social Justice:

Jeremy Schneider reported that the committee is discussing topics to work on and formats to use, and invites all to join the committee or work on specific projects.

Good & Welfare:

Gerry Sircus reported that Kanlaya Cauli is, and will continue to be, seriously impaired after the massive stroke that she suffered.

Town & Roads:

Paul Stewart-Stand reported that he attended a meeting about the Fairmount Road vest pocket park.

Dan Fast reported that a community member has approached him about getting the Town to put a 3 way Stop sign at the intersection of Hall Ave. and Pond Street, and that he supports the idea. Discussion ensued on the dust problem from car traffic, as well as Stop

sign proposal. Some Board members felt that a 3 way stop would be overkill, but a Stop sign on Hall Ave. would be a good idea. No decision was reached.

Road 4:

Rina Slavin reported last issue went out and looking for material for next issue.

Maintenance:

Drew Orr reported that he has been working in the Barn and will be getting the landscaper in the do the steps to the ballfield repairs.

Jeremy Metz asked about plans for the repair of the gate in the fence at the volleyball court. Drew Orr stated that it would cost about \$500 using volunteer labor.

Paul Stewart-Stand claimed that the water in front of 22 Hall Ave. is a Water System leak. Drew Orr replied that he tests that water at least weekly and there is no chlorine in it, and therefore it is not from a leak in the Water System.

Trees:

Paul Stewart-Stand reported that he has gotten 2 proposals from Red Oak for trees that need to be taken down. One proposal is for \$1500 and the other is for \$2000. Mike Brown moved, seconded by Gerry Sircus, to approve the 2 rproposals at a total of \$3500. Passed unanimously.

Nominating committee:

Wendy Robinson reported that the committee has been contacting Board members whose terms are ending, as well as other community members about running, and is requesting a short bio from those agreeing to run. They are planning to wrap up their efforts by the end of June.

Meeting adjourned at 11:50 AM.

Respectfully submitted: Dan Fast, Secretary