

Membership Meeting (Virtual) Minutes  
August 29, 2021

The meeting on Zoom was called to order at 11:10 AM by Paul Stewart-Stand, President

Present: 26 Voting Members and 6 other community members

1- Reading of Minutes:

The minutes from the April 25, 2021 Membership meeting were read by Dan Fast, Secretary, and accepted as read.

The minutes of the June 6, 2021 Special Membership Meeting were read by Dan Fast, Secretary and accepted as read.

2- Financial report:

William Edwards, Treasurer, gave the Financial Report as of 8/23/21 as follows:

M & T Accounts (Legacy)	\$ 0
Sterling Bank – Operating	\$ 72,622
Sterling Bank – Camp/ Payroll	\$ 75,406
Sterling Bank – Water Capitol	\$133,808
Sterling Bank - Capitol Improvement	\$134,777

Total	\$416,613
-------	-----------

William reported that there are 4 members in arrears: Harris, Moledo, Schwartz, and US Bank (formerly Rios), and described the efforts being made to collect on Harris, Moledo, and Schwartz. The Harris situation has been complicated by their bank's foreclosure on the property. Legal action is being taken on all three. The Rios (US Bank) situation is moving towards final judgement.

3- Nominating committee report:

Richard Tauber reported on the election outcome as follows:

President:	Paul Stewart-Stand
Vice President:	Jeremy Schneider
Treasurer:	William Edwards
Secretary:	Dan Fast
At Large (2 year term):	Mike Brown, David McDonough, Natalie Solano, Drew Orr, Rina Slavin
At Large (1 year term)	Ron Arnstein

Discussion ensued on the subject of write-in on the ballot.

4- Committee reports:

Social Justice:

Rina Slavin reported that the Community Center of Northern Westchester thanked us for the scholarships which had been extended to children from the Center, and has invited us to the upcoming Gala.

Social:

Elliot Sokolov reported that the season has been successful, that there was a budget surplus, and that the Social committee was recommending that the Jay Prince Band, who had worked for a fraction of their normal price due to Covid, be paid a \$500 bonus. Discussion ensued. Dan Fast moved, seconded by Barbara Tauber, to accept the Social committee recommendation to give the Jay Prince Band a \$500

bonus. John Bergherr moved, seconded by Martha Levites(?), to table this motion to the next Membership meeting. In favor: 10; Opposed: 9; Abstentions: 0. Motion to table carried. Initially there was a tie vote. Paul Stewart-Stand voted in favor to break the tie.

#### Camp:

Mary Mahoney reported that the Camp committee did great work, they are projecting a budget surplus, and the Camp did not have any Covid cases.

#### Beach:

Wendy Robinson reported that the committee has been busy with various projects at the beach, including the improved stairs to the boat house and bathrooms. Martha Levites reported that the committee has put together a comprehensive guide to beach procedures.

#### Water:

Ron Arnstein reported that we are still operating on one well, that the next round of PFAS / PFOS test results should be received shortly, and that we are still awaiting the report from Wasp Engineering.

#### Barn:

Mike Brown thanked those who participated in the kitchen renovation, stated that a new A/V system is planned for Fall installation, and that there will be a dumpster at the Barn at the end of October. Judy Shulman asked about the community's liability for private use of the Barn, particularly pertaining to Covid. Jeremy Metz and Jeremy Schneider suggested that a waiver and indemnification form be generated for users to sign before they use the Barn for private events.

#### Sales & Legal:

Jeremy Metz reported that 7 Hillside Ave. is in the process of being sold, 21 Hall Ave. has been sold for \$350,000, 18 Hall Ave. is being sold for \$375,000, 15 Hall Ave., which was being sold for \$380,000 is still on the market, and 292 Waccabuc Road has been sold for \$601,000.

The Moledo and Schwartz cases, are due in court on 9/16. Harris is in foreclosure and the bank has been apprised of the liens against the property. \$20,000 in legal fees have accumulated on the Rios (20 Hillside Ave,) situation. The bank which owns the property has still made no offer. It is hoped that the judge will force a settlement, which will probably be appealed by the bank.

#### Maintenance:

Drew Orr reported that the chains from the weights to the rafts need to be changed.

#### Town & Roads:

Paul Stewart-Stand reported that Dan Ninivaggi and Dave McDonough have been following up with the Town on the stop sign issue at Hall Ave. and Pond St.

Paul also stated that he has been following up on the Master Plan situation.

#### Lake:

Eric Stand reported that the CSLAP lake monitoring program is ongoing, that weeds near the beach have been removed, and suggested that if any ----- weeds, which have purple flowers, are seen they should be pulled out.

#### Environment:

Paul Stewart-Stand reported that Abaz Nuza and Hannah Yates have been working on the Main St. Bus Shelter.

Road 4:

Rina Slavin reported that the next issue is planned for mid September.

Communications;

Paul Stewart-Stand reported that the committee is working on communication projects.

There being no further business the meeting was adjourned at 12:55 PM.

Respectfully submitted: Dan Fast, Secretary