

Minutes of Executive Board of GBCA virtual (Zoom) meeting 1/30/22

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

Also present: Annette Kroun

Meeting called to order at 10:02 AM by Paul Stewart-Stand: President.

1- Minutes:
The minutes of the 12/12/21 Board meeting were read by Dan Fast, Secretary, corrected, and accepted as corrected.

2- Financial:
William Edwards, Treasurer, gave the Financial report as of 1/29/22 as follows:

M&T accounts (legacy)	\$ 0
Sterling Bank – Operating	\$ 158,412
Sterling Bank – Camp / Payroll	\$ 28,023
Sterling Bank – Water Capital	\$ 133,814
Sterling Bank – Capital Improvement	\$ 141,596
Total	\$ 461,845

There are 3 members in arrears: Harris, Moledo, and Schwartz
Harris and Moledo are in legal proceedings. Schwartz has been making regular scheduled payments. U.S. Bank (Rios) situation is settled.

3- Legal:
Jeremy Metz reported that, through the excellent efforts of our attorney, George Calcagnini, we received a settlement of \$35,000 on the Rios / US Bank case. They also paid the 2022 dues in full. We agreed to allow them the use of the driveway that is on Colony property for construction purposes. However, they must not block the driveway and no easement has been granted.

In the Pasamanick case the closing occurred this month after several postponements, and we are maintaining the premises against the cold weather at our expense in order to simplify the situation.

Moledo is years behind on Town taxes, and Harris is in foreclosure, so both are complicated. Jeremy suggested that going forward, for those who don't pay in full and don't accept a payment plan, a lien be filed immediately. Jeremy also suggested that we investigate the possibility of water shut off for both properties since both are on the water system. A discussion ensued on turning off Harris's water due to his having a tenant. It was decided to investigate whether it is now legal to do so, and if so to send warning letters to both parties.

4- Water System:

Drew Orr described the process for fixing leaks. He stated that the main reason that a larger leak causes a system shut down is that we don't have both wells running. With only the Branch Street well running a leak that formally would have been repaired in an orderly fashion now may become an emergency shut down situation. Drew explained the recent Main Street well pit situation where a cracked pipe on the raw water line to the Pump House caused the storage tanks to deplete to the point where the system shut down. It took time to find the problem, at which point the Main Street well pit, which was filled with water, had to have that water pumped out, the problem assessed and repairs made on the 2" steel piping in the well pit. It then took several hours, again because only one well is in service, for the storage tanks to refill to the point where water service could be turned back on.

Dan Fast stated that the Main Street well should have been in service because that well had passed the last round of PFOA/PFOS tests, and had it been in normal operation it's doubtful that the pipe in the pit would have cracked, and that system shutdown would have been avoided. However, the well remained shut down under order from the Westchester DOH.

Paul Stewart-Stand asked Ron to report back to the Board on what DOH requires for reporting outages, and what defines an emergency.

At this point there was no time to continue due to the imminent start of the Membership meeting, so the Board meeting was adjourned at 10:57 AM.

Respectfully submitted: Dan Fast, Secretary