

Membership Meeting (Virtual) Minutes  
January 30, 2022

The meeting on Zoom was called to order at 11:05 AM by Paul Stewart-Stand, President

Present: 30 Voting Members and 5 other community members.

1- Reading of Minutes:

The minutes of the 10/31/21 Membership meeting were read by Dan Fast, Secretary, corrected, and accepted as corrected.

2- Financial report:

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 Capitol	\$133,814
Sterling Bank - Capitol Improvement	\$141,596
Total	\$481,845

William reported that there are 3 members in arrears: Harris, Moledo, Schwartz. Schwartz has been making regular payments. Moledo and Harris are in legal proceedings.

3- Water update:

Drew Orr reported that we had 2 outages that required emergency system shutdowns, one caused by a leak on Main Street and one caused by a cracked pipe in the Main Street well pit. If we had both wells in service the Main Street leaks would not have caused a shutdown.

When asked about the Wasp Engineering water system report Paul and William stated that it was imminent. Paul set a 2/27/22 date for a Special Membership meeting with Bob Wasp, assuming that we have his report before then.

The system of notification for water system outages was discussed. We are using the Robocall system now. If the outage is planned then the call goes out in advance. If the outage is unplanned then it goes out as soon as possible. The use of email, in addition to the Robocall list was discussed.

4- Committee reports:

Communications:

Natalie Solano reported that the committee is continuing to set up the new website, and is coordinating with Drew Orr to transition to the new website and system.

Drew Orr stated that the existing Robocall system can do texting.

Camp:

Dave McDonough reported that Camp is almost full, the Director has been hired, several staff positions are still open, Colony children can register late, all staff and all campers over 5 must be fully vaccinated and boosted, and the Camp committee is working with the Community Center of Northern Westchester for up to 5 scholarships (3 have been awarded so far).

#### Beach:

Wendy Robinson reported that the committee is getting 3 new benches for the Beach, they are working on criteria for the Waterfront director, the Beach will be officially open from 6/25 to 9/10, the committee will be setting up Beach cleanup days at next Beach committee meeting, 2 kayaks were donated, daffodils will be blooming, the committee generated a mission statement for the Beach committee which is available on the "ilovegbbeach.com" website, committee is discussing the problem of increased vehicular traffic on Main Street and wants the Board to work with the Beach committee to generate a traffic plan for submission to the Town.

#### Legal:

Jeremy Metz reported that the Rios (20 Hillside Ave.) case has finally been settled for \$35,000 plus 2022 dues in full. The bank will be allowed access to the driveway that is on Colony property for construction purposes, but cannot block the driveway, and there is no easement granted. The Pasamanick property (7 Hillside Ave.) sale closed and dues payments are up to date. The Harris property (3 West Main St.) is in foreclosure, and may not be settled for years. We are obtaining a judgement on the Moledo property (324 Waccabuc Rd.), and will be able to go after their financial resources. Both Harris and Moledo are on the Water System, so we will also be notifying them of our right and intent to turn off their water until payment is made. 15 Hall Ave. closing has happened or is imminent, and no other properties are for sale at this time.

#### Social:

Elliot Sokolov reported that the committee is sending out a survey of the community about preferences for the coming Summer season.

#### Lake:

Wendy Robinson reported that the Danger Road cove dredging will be starting soon. The dredged material will be placed on the basketball court with the baskets and fencing removed during the dewatering process, and the cleaned water will be drained back into the lake. We have been invited to join the Lewisboro Lakes Committee. One of the purposes of that group is the acquisition of various grants that may be available for Lake maintenance.

#### Barn:

Mike Brown reported that the refinishing of the floors in the Barn and Teen Center, which is not in the current budget, but needs to be done ASAP, must be approved by the Membership. Dan Fast moved, seconded by Rina Slavin to spend up to \$3,000 to refinish the floor in the Barn, refinish the floor in the Teen Center, and stain and finish the area in front of the double doors in the Barn. Motion carried unanimously. Mike also stated that the Camp refrigerator needs replacement. The Barn committee will come up with a proposal for refrigerator replacement and present it at the next Board and Membership meetings.

#### Road 4:

Rina Slavin reported that due to temporary short staffing the current issue will be out a bit later, but should go out by the end of this coming week.

Town & Roads:

Paul Stewart-Stand stated that he and Mary Mahoney have been planning how to follow the Town's Master Plan and have input into same. The Master Plan will impact life throughout the Town, including our community. Paul and Mary are looking for volunteers from our community to get involved with this project. Paul stated that the pocket park at Rt. 138 and Fairmount Rd. was approved by the Town.

Good & welfare:

Elana Schneyer stated that the community was a refuge for many people and thanked the Colony for being so. Rina Slavin noted that Pat Roche died and his Mom could use support, and that Nick Pinnetti is in the hospital.

Water:

Ron Arnstein reported that both of the community wells passed the last round of PFOA/PFOS tests, and the next tests are in February.

There being no further business the meeting was adjourned at 1:20 PM.

Respectfully submitted: Dan Fast, Secretary