

Minutes of Executive Board of GBCA virtual (Zoom) meeting – 9/11/22

Present: Jeremy Metz: President, Jeremy Schneider: Vice President, William Edwards: Treasurer, Dan Fast: Secretary , Elliot Sokolov, Drew Orr, Rina Slavin, Mary Mahoney, Mike Brown, Natalie Solano, Dave McDonough, Russell Gordon, Abaz Nuza, Reed Gillen, John Bergherr

Also present: Georgann Stewart, Anna Margolies

Meeting called to order at 10:35 AM by Jeremy Metz: President.

1. Minutes:  
The minutes of the 8/14/22 Board meeting were read by Dan Fast, Secretary. and accepted as read.
- 2- Meeting schedule discussion:  
The Board discussed the meeting schedule for the coming year. Board meetings will be on the second Sunday of each month, except for April and May, which will be on the third Sunday due to Easter and Mother’s Day. Dan will make up the schedule and send to the Board for final approval, and then to the Membership.
- 3- Financial report;  
William Edwards, Treasurer, gave the Financial report as of 9/10/22 as follows:

Sterling Bank – Operating	\$ 66,520
Sterling Bank – Camp / Payroll	\$ 63,244
Sterling Bank – Water Capital	\$ 182,010
Sterling Bank – Capital Improvement	\$ 158,422
Total	\$ 470,197

There are two members in arrears, Harris and Moledo, who are in legal proceedings. In addition Burgun has been unresponsive to requests for payment. Also, Penzero has stopped making payments on their payment plan.

- 4- Preliminary Budget discussion & 2022 End of Year projection:  
William Edwards went over the preliminary 2023 Budget. Discussion ensued. Jeremy Schneider moved, seconded by Dan Fast, to exempt Ron Arnstein from community water system charges going forward, in recognition of his many years of volunteer service on the Water System. All in favor except one abstaining. Motion carried.
- 5- Outside Water Operator contract:  
Jeremy Metz reported that we had received the proposed contract from Environmental Consultants for the operation of our water system, and upon review it contained too many restrictions on our end. We are trying to negotiate a more suitable contract with them.

Drew Orr reported that he has called Environmental Consultants in to do leak repairs, and that they were responsive, reasonable, and produced satisfactory results. Drew also reported that we had our annual DOH Water System inspection, and that it went well with no problems or violations.

- 6- Committee reports:

Camp:

Dave McDonough reported that Camp went very well this year, and that the Camp had no Covid cases. Dave stated that the fence at the north side of the ball field needs to be extended in order to provide proper protection for the campers.

Beach:

Abaz Nuza reported that the new benches have been installed.

Drew Orr reported that the Beach clean up, which happened yesterday, was completed successfully.

Barn:

Mike Brown reported that there were problems with the billing from the Carting company.

William Edwards stated that the extra charges that were billed were not paid. Mike and William will follow up on this.

Lake:

Russell Gordon reported that this year's round of CSLAP testing has been completed, and the lake is in excellent condition.

Sales & Legal:

Jeremy Metz reported that 322 Waccabuc Road and 43 Main Street have buyers, but no further information was available. In the case of 322 Waccabuc Rd. all conditions have been met, and Jeremy suggested that, if he receives a request to waive our right of first refusal, that we approve it by email. All agreed.

Social:

Elliot Sokolov reported that the committee would be setting up a community meeting to discuss possible off season events.

Communications:

Natalie Solano reported that she has been working with Natalie Gehrels on getting the new website up and running.

Road 4:

Rina Slavin reported that the next issue would be out in the next week or two.

Water:

Drew Orr reported that he cleaned up the Pump House prior to the Annual DOH inspection, and that a number of leaks in people's homes had been repaired.

Georgann Stewart and Anna Margolies left the meeting.

At this point the Board went into Executive Session to discuss the Beach bathroom septic system situation.

Jeremy Metz reported that USA Drains, the septic system contractor hired by the Board, found that the system was functioning, and the pipe from the tank to the distribution box was clear. They used a water jet to clear the roots from two of the nine fields. The other fields were blocked by roots. They ran water for several hours, totaling over 400 gallons, and the water flowed unimpeded through the tank to the distribution box and out through the fields. (FYI: at the height of the summer we use between 140 and 200 gallons per day for the Beach bathrooms).

USA Drains recommended that we use “Root Destroyer” regularly, and then call them back and they will hydrojet the fields again.

Paul allowed USA Drains personnel into the house, and they found that the soil line from 14 Main goes directly into the septic tank, and is not connected in any way to the line from the Beach. The soil line from the house is also higher than the septic tank cover.

Jeremy stated that the shrubs over the drain field should probably be cleared in order to minimize the root intrusion into the fields.

The meeting adjourned at 1:05 PM.  
Respectfully submitted: Dan Fast, Secretary