

Minutes of Executive Board of GBCA virtual (Zoom) meeting – 10/9//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: Judy Lukin, Fred Margolies

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

1. Minutes:

The minutes of the 9/11/22 Board meeting were read by Dan Fast, Secretary. and accepted as read.

2- Financial report;

William Edwards, Treasurer, gave the Financial report as of 10/8/22 as follows:

Sterling Bank – Operating	\$ 65,062
Sterling Bank – Camp / Payroll	\$ 41,605
Sterling Bank – Water Capital	\$ 182,012
Sterling Bank – Capital Improvement	\$ 136,626
Total	\$ 424,306

There are two members in arrears, Harris and Moledo, who are in legal proceedings. In addition Burgun has been unresponsive to requests for payment.

3- 2023 Budget:

William Edwards went over the Draft of the 2023 Budget. A discussion ensued.

Jeremy Metz noted that committees must not act, particularly financially, on their own, but must come back to the Board for all final decisions.

Jeremy Schneider congratulated the Camp committee on their running a fine Camp, while staying well under budget.

At this point Drew Orr left the meeting, and a discussion of Drew’s work and situation with the Water System, and his compensation for same occurred.

Jeremy Schneider read out the following:

In order to keep the water costs as low as possible, protect the Community’s ownership status, and maintain control of our water system, we propose to have Drew Orr continue in his position on the water committee as liaison between the Executive Board/Membership and the company performing testing and maintenance. He will be responsible for supervising the new Water Operator and overseeing the water system, which shall include but not be limited to: (1) fielding phone calls/texts/emails from the membership related to water problems/issues and if necessary relaying said complaints to the Water Operator company; (2) checking the daily water usage (meters); (3) checking the distribution system (pump house equipment and well equipment); (4) performing random checks for leaks around the community; (5) locating and confirming leaks (not groundwater), overseeing completion of repair work and restoration of the site before approving final payment. (6) respond to any emergency situation expeditiously in the event the repair company is unavailable; (7) oversee compliance with all testing requirements; (8) approval of repair estimates and final bills.

Jeremy Schneider proposed that, in light of the fact that Drew's compensation has not increased from \$690 per month for the last several years, that figure be increased to \$1,000 per month going forward

John Bergherr moved, seconded by Dan Fast, to pay Drew Orr \$1,000 per month for his system maintenance and interfacing with the outside Water Operator company. Passed unanimously.

Drew Orr returned to the meeting.

William Edwards moved, seconded by Russell Gordon, to accept the 2023 Budget, as amended at this meeting, for presentation to the Membership. Passed unanimously.

- 4- End of year projection, and members in arrears:
William Edwards briefly described the projected end of year financial situation. Jeremy Metz will compose a letter to Harris and Moledo stating that their water will be turned off by a certain date if their community charges are not paid in full by that date.
- 5- New Water Operator contract:
Jeremy Metz reported that he met with Chris McNally, who is handling the negotiations with Environmental Consultants. They went over the contract which was sent to us by Environmental Consultants, and contains host of clauses placing us in a very poor position. Jeremy and Chris drew up a list of required changes, which was sent to Environmental Consultants, but have yet to receive a reply. Jeremy will follow up with Chris.
- 6- Beach bathroom septic system, and Lake dredging:
Russell Gordon reported that the committee is discussing seeking other bids for the drain field work on the Beach bathroom septic system.

Russell Gordon, who is the Board liaison to the dredging contract work, stated that there were some issues with his performance of that role with Eric Stand, who is dealing with the contractor, Pristine Waters.

Drew Orr stated that he has the materials to repair the fence and gate where Pristine Waters brought in their dredging equipment, and that he is willing to make the necessary repairs to the fence and gate in that area when Pristine Wasters is finished with their work.

- 7- Committee reports:

Town & Roads:

Mary Mahoney reported that she and Reed Gillen, as well as several other community members, attended a meeting of the Goldens Bridge Hamlet Organization, which was held in our Barn. Mary and Reed are also planning to reach out to the Town Supervisor and Highway Department about work needed on the roads. Jeremy Metz suggested that community input on the roads be sought.

Sales & Legal:

Jeremy Metz reported that there are 2 properties going to contract.

Jeremy stated that all communications regarding the Beach bathroom septic system with the owners of 14 Main Street will be handled the Colony's attorney.

Camp:

Rina Slavin reported that the committee has gotten prices from two fence companies, of \$1500 and \$1680 to extend the fence on the north side of the ball field. Dave McDonough, whose property adjoins the Barn and ball field, was involved in the discussions and decisions on the placement of the fence. Rina Slavin moved, seconded by Mike Brown, to hire Campanella Fencing, at a cost of \$1500, to extend the fence by 35 feet on the north side of the ball field. Passed unanimously.

Beach:

Abaz Nuza reported that the committee will be meeting in the future, and is getting bids on the walkway work at the Beach.

Barn:

Mike Brown reported that he is arranging for a dumpster on 10/28, and that he has requests for the use of the Barn this month.

Social:

Elliot Sokolov reported that the committee is reviewing the results of the survey that was sent to the community.

Communications:

Natalie Solano reported that she and Natalie Gehrels are still working on getting the new website set up. They are shooting for the end of the year or beginning of next year to have it fully operational.

Road 4:

Rina Slavin reported that the current issue is out, and they are working on the next issue.

Maintenance:

Drew Orr reported that he is leaving the water on at the Beach for another week, and the water in the Teen Center on until the end of the month.

Good & Welfare:

Rina Slavin reported that she attends Community Center of Northern Westchester meetings, and will report on anything relevant.

The meeting adjourned at 12:30 PM.

Respectfully submitted: Dan Fast, Secretary