

Minutes of Executive Board of GBCA virtual (Zoom) meeting – 1/8/23

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

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

1. Minutes:
The minutes of the 12/11/22 Board meeting were read by Jeremy Metz, President. and accepted as read.

- 2- Financial report;
William Edwards, Treasurer, gave the Financial report as of 1/6/23 as follows:

Sterling Bank – Operating	\$ 64,415
Sterling Bank – Camp / Payroll	\$ 33,085
Sterling Bank – Water Capital	\$ 182,017
Sterling Bank – Capital Improvement	\$ 112,831
Total	\$ 392,348

There are four members in arrears. Harris and Moledo are in legal proceedings. Burgun continues to be unresponsive, and a lien is being filed on that property. Shuldiner owns half a lot, so no lien will be filed at this time.

- 3- Committee reports:

Camp:

Dave McDonough reported that Camp is almost full, and the committee is working on hiring counselors and waterfront staff.

Beach:

Abaz Nuza reported that the committee is meeting next week, and there will be reports at future Board and Membership meetings.

Barn:

Mike Brown reported that the kitchen door lock is jammed due to misalignment of the door, which has recently become apparent. Mike and Drew will look into repairs for this problem. Mike stated that the holders of the recent tag sale held in the Barn have not yet removed all of their items from that sale. He will contact the holders to remind them that the Barn must be left as they found it. Mike also stated that he has two requests for the use of the Barn for the Spring.

Lake:

John Bergherr reported that the committee is working on this year's CSLAP application, and also noted that a tree has fallen on the dewatering bag on the basketball court. Natalie Solano stated that her husband, Devon, knows a tree person who is quite reasonable. Jeremy

Schneider moved, seconded by Reed Gillen, to ask Devon Solano to get a quote for the removal of the tree on the bag. Passed unanimously.

Town & Roads:

Mary Mahoney reported that the committee met with Tony Goncalves, Town Supervisor, and Peter Ripperger, Highway Superintendent, to discuss the situation with our roads. Mary stated that it was a productive meeting.

Reed Gillen reported that Mr. Ripperger suggested that certain problem areas on the roads could be paved to improve the ongoing maintenance problem situation, and that if this were done it would not happen immediately due to budgetary and scheduling constraints.

Reed also stated that there is a meeting on the Comprehensive Town Plan coming up on 1/21, and urged all community members to attend and participate.

Sales & Legal:

Jeremy Metz stated that the situation of the possible use of some homes in the community as Air BNBs is something that the Board has to study and craft a policy on in the very near future. Jeremy stated that the Covenants would seem to preclude such usage, but that might be problematic due to past policies.

Social:

Elliot Sokolov stated that the committee is seeking suggestions from members for entertainment for the summer season.

Maintenance:

Drew Orr reported that the water at the Barn has been turned off, and all Colony bathrooms are closed.

Road 4:

Rina Slavin reported that they are looking for material for the next issue.

Water:

Drew Orr reported that he and Ron Arnstein recently attended another DOH hearing on the PFOA / PFOS problem. Drew stated that we have submitted a Point Of Use filtering system, which would filter cold water at the kitchen faucet, which was rejected by the Westchester County DOH. It was suggested at the hearing that we involve local and state representatives to pressure the NYS DOH to order the Westchester DOH to accept our solution.

Jeremy Metz will be contacting our Town Supervisor about this situation.

Drew pointed out that this is not merely our problem, but it is endemic to all of the small water systems.

Drew stated that he has been coordinating with our contacts at H2O Consultants to further familiarize them with our Water System.

Communications:

Natalie Solano said she is hoping to have more to report at the next Board meeting, and urged all Board members to review the new website, which is still in beta stage, and provide comments and committee descriptions.

- 4- Beach bathroom septic system update:
Jeremy Metz reviewed the report from the Beach Bathroom Septic System Special Committee, which was previously sent to all Board members. It was the consensus of the Board to send the report to the Membership with the announcement of the coming January Membership meeting.

The meeting adjourned at 11:50 AM
Respectfully submitted: Dan Fast, Secretary