

# Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Summer  
2011

## From the Editor

"Road Four" is now available in electronic (PDF) format. If you, or any friends or family would like to get the electronic version, which is now in color, contact us with the recipient's e-mail address. Road Four is also available on the GB web site: [www.goldensbridge.org/GBsite/roadfourmain.htm](http://www.goldensbridge.org/GBsite/roadfourmain.htm)

Road Four is a community newsletter. If you have any news, be it personal or whatever that you would like to share, please send it to us.

Road Four prints 4 issues per year.

Gerry Sircus, Editor  
geraldsircus@gmail.com  
914-301-5507

Aaron Kroun, Prod.  
akroun@verizon.net  
914-232-8322

## Memorial For Paul Gordon

On Sunday, June 12, our Barn was the festive setting for a memorial for Paul Gordon, who passed away at the age of 96. The Gordon children, Elliott and his wife Linda, Laura and her husband Gerald and Russell and his wife Carol, hosted this loving tribute to their father.

Paul would have swelled with pride at this celebration of his long and productive life. Dorothy, Paul's wife, was there resplendent in a beautiful two-piece dress that she made herself. Friends and family were in attendance to honor his memory.

A delicious buffet luncheon was offered for our gustatory pleasure.

A bar was set up with beverages to slake our thirst. The tables were covered with white tablecloths and place settings. There were flower arrangements on the stage and at the barn's entrance table. How fitting it was that a pianist on stage was playing on the very piano that Paul had played and that he and Russell had often tuned.

After lunch, Elliott, Paul's older son, with the help from his family who had gathered archival family photographs, made a video presentation of them. (Oscars are on the horizon). Paul even starred in his own tribute speaking in several video frames. (Shades of Tom Sawyer)!

Family and friends then spoke



lovingly about Paul. The encomia included praise for his musical talents, his vigorous lust for life, his love of his family and his consuming passion for fishing. A foible was also exposed. That was that Paul always had to have every new gadget that came to his attention, much to Dottie's chagrin. But with resolute acceptance of the inevitable, she merely said, "Paul wants it." How lucky Paul was to have had such a lifetime partner!

After all the tributes were rendered, beverages and cookies were the sweet coda to the celebration of Paul Gordon's life. How he would have reveled in it!

Mollie Arons

## PROPOSED GBCA CONSTITUTION AND BYLAWS AMENDMENTS...

As discussed at the Special Membership meeting on 5/22/11

The GBCA Board of Directors is proposing to amend the Constitution and By Laws as follows:

1-Article II, Section 3 of the Constitution shall be changed to read: "A *Member* is an individual who is the owner of record, or shares in the record ownership of property within the *Colony*", and in the case of joint or multiple ownership is the designee of the majority of the owners. The owner of record, or a majority of the owners of record, may designate as the *Member* a spouse, domestic partner, or adult family member."

Article II, Section 3 of the Constitution presently reads: "A *Member* is an individual who is an owner of record, or shares in the record ownership of property within the *Colony*", and in the case of joint or multiple ownership is the designee of the majority of the owners."

This definition of *Member* has not been adhered to for at least the last thirty years. The definition of *Member* has been extended by custom to include any family mem-

ber residing with the actual *Owner*". This presents the problem of persons serving on the Board who are not, according to the Constitution, *Members* of the *Colony*". The Board wishes to change the Constitution to reflect established practice, and remove any possibility of a legal challenge.

2-Article IX, Section 5 of the Constitution shall be changed to read: "*Expenditures of over \$500 will require the approval of the membership. The Board may authorize expenditures of up to \$500, or in the case of the Water System up to \$3000, toward any single unforeseen non-budgeted item. Any emergency expenditure above those amounts would require approval of the majority of the Officers of the Board. These expenditures must be reported at the next general membership meeting.*"

Article IX, Section 5 of the Constitution presently reads: "Expenditures of over \$500 will require approval of the membership. The *Board* may authorize expenditures of up to \$500 toward any single unforeseen non-budgeted item. An emergency expenditure above that amount would require approval of two-thirds (2/3) of the Board. These expenditures must be reported at the next general membership meeting".

This change is recommended to bring the Constitution into established procedure dealing with the water system. The cost to repair a major leak in our aging water system often runs close to \$3000, and is often undertaken immediately, on an emergency basis by the Water Operator. It should be noted that the Water Operator is constrained by law to repair major leaks as close to immediately as possible. The procedure that has been followed is: the Water Operator repairs the leak and reports

on the expenditure at the next regular Board meeting. In the case of the loss of a well pump, at approximately \$6500, the Water Operator lets the Executive Committee know the situation, and then proceeds with the repair. All emergency repairs have always been reported on to the membership at the next regular membership meeting.

3-Article V, Section 1 of the By Laws shall be changed to read: "A member of the Board of Directors who provides goods or professional services to the Association for a fee or other compensation shall submit a disclosure statement to the Board. No Director shall vote on any matter in which they have such an interest. The interested Director may participate in any discussions regarding his or her exclusion."

Article V, Section 1 of the By Laws presently reads: "No official of the Association or Member of the Board of Directors can be employed by the Association."

This has not been rigorously adhered to in the past, and at the present time the Board has a member who at times does work for the community for compensation. When this occurs this person bills the community at a reduced rate, often saving the Colony a good deal of money. It should be noted that this person also does a very large amount of work for the community on a volunteer basis. Once again, the Board wishes to bring the governing documents into line with established practice. The Board feels that the disclosure and voting exclusion requirements provide adequate safeguards for the Community.

## Roads and Environment

The Road and Environment Committees want to alert residents to some of the unsightly

and unsafe conditions along our roads. In many areas garbage cans are left out on the street, there are crooked and dilapidated mailboxes, dead trees and tree limbs on the road, and cars parked illegally.

Garbage cans should be kept in a proper storage bin or brought back to your house. They are unsightly, animals knock them down spreading garbage and mosquitoes may breed in them.

Dead trees near power lines should be taken down and removed. Last winter a tree fell and knocked out the power to many homes for a couple of days. The tree rubble is still there.

Our roads are very narrow making it difficult for two cars to pass one another at the best of times. Parked cars cause a problem for motorists and make it difficult for town maintenance workers to properly rehabilitate our roads. Please use driveways.

These are things we can tend to overlook. Safety and appearance are the responsibility of all of us.

*Mark Schmid*

### The Good Bank

Is there such a thing as a good bank? I've come to see most banks, insurance companies (medical and others), and investment houses as bastions of greed. Mind you, I'm not against a business making a profit as long as the public is being served ethically. It's clear to me, however, that banks have been destructive to communities like ours, particularly through their treatment of mortgages and foreclosures.

So I was pleasantly surprised to read about M&T Bank in *The New York Times*. An ethical bank! I'm proud to say that our community has been using the services of M&T for several years now. They have a branch in the Somerstown Shopping Center. At M&T, we are recognized as an important part of the greater community. If you are

considering a new bank, I recommend them highly.

Ed. note: The OpEd piece Martha referred to was written by Joe Nocera and appeared in the May 31st issue of *The New York Times*. An excerpt appears below.

Robert J. Wilmers has run the M&T Bank for nearly 30 years. It is one of the most highly regarded regional bank holding companies. M&T was only one of two banks in the S&P 500 that didn't cut its dividend during the financial crisis. ... Wilmers, it turns out, is that rarest of birds, a banker willing to tell harsh truths about banking. Much of the money big banks earn comes from trading profits "rather than the prudent extension of credit that furthers commerce." That derivatives had helped bring about the crisis and needed to be regulated. That bank executives were wildly overpaid. That the biggest banks—the Too Big to Fail Banks—were operating, as he put it, an 'unsafe business model.'

*Martha Levites*

GO Magazine publishes a yearly list of "100 Women We Love". These women include artists, elected officials, business leaders, athletes and community activists.



### Lesli Klainberg

An award-winning producer and director of documentaries, Lesli Klainberg is the Executive Director of NewFest, the NYC LGBT Film Festival.

For more than a decade, the documentaries made by her production company, Orchard Films, have been featured at the Sundance, Berlin, Frameline and Provincetown film festivals, as well as on PBS, A&E, AMC and the Independent Film Channel. Among Klainberg's current projects is the historical

documentary, *Lesbians in America*, a look at the last hundred years of lesbian life in America told through oral histories and home movies, and an untitled documentary about the New York theater company *Naked Angels*. She is also producing and directing a documentary about the infamous 1973 Billie Jean King/Bobby Riggs "Battle of the Sexes" tennis match. Klainberg is a founding national board member of GLAAD and has been involved in social action all of her life, having grown up in a political family. "I've long understood that we all have the capacity to make a huge impact," she says, "and for me, I feel it's an obligation we have as citizens of the world." Klainberg lives in Brooklyn with her partner of almost 19 years and their two sons. -SLO

### Adam's Bubble

A new paperback has been written by a friend of Mira and Arnie Eisen, Alison A. Pockat, a professional landscape architect in North Carolina. She has written it to introduce and educate young children about life in the soil around us. A review in *Book Daily* (6/10/10) describes it best.

"A Soils Story That Captures the Imagination of Children and Adults" Of the many, many children's books almost none describe life under, in, and around soil.

Considering the preponderance of home gardening, whether indoor in pots, on terraces, or in backyards small or large it is surprising how little information or instruction is available for children who are often involved in planning, participating, and maintaining a subterranean ecosystem that produces the vegetables and fruits on our table. Alison Pockat's book, *Adam's Bubble*, displays a fascination with insects... The vocabulary can be read and understood by an eight year old, and if read by a parent or teacher can easily hold

a child's attention. The narrative envisions a child who shrinks to the size of an ant and becomes encapsulated in a soap bubble that brings him underground, in a tree, an ant nest, a bee's nest, where he meets fungi, crickets, worms, toads, wood roaches, all who work to break down plant and animal waste to help create organic matter for a healthy soil. This is a brief, lucid book for young children describing some of the insects that inhabit, and interact with each other to enrich the soil and create the conditions that bring forth a multiple and life enhancing bounty"

If you are interested in this book, you can purchase it from amazon.com, or Barnes and Noble. You may also order from the author: Alison Pockat, 106 Steepbank Drive, Cary, NC 27518, for \$10, which includes shipping. The author has developed lesson plans for select chapters.

The Eisens have copies of Ms. Pockat's book (along with the lesson plans and select chapters she has prepared ) which you can view at their house. (e-mail: eisen21@verizon.net)

### 260-Year Sentence For Man Who Raped Three Women In Brooklyn Home Invasion



Yesterday, a judge sentenced three men involved in a horrific rape and robbery to over 150 years in prison. Brooklyn

Supreme Court Justice Albert Tomei was so troubled by the crimes, which included the rape of three women—a woman, her 17-year-old daughter and a teenage family friend—that he said to the man who was convicted of the rapes, Glendon Jackson, "Somebody wrote a book, Dante Alighieri, where he ranked the crimes and this has to

be one of the worst crimes and you have to be one of the worst offenders," and sentenced him to 260 years.

In August 2007, a group of Bloods members broke into a Crown Heights home where drugs were packaged, pistol-whipping a 41-year-old man and his two teen sons before tying them up and raping the three women. According to the Daily News, Jackson forced a 5-year-old girl to watch as he raped her mother and sister, prompting the girl to yell, "Don't hurt my mommy, don't hurt my sissy, I need them." Justice Tomei said to Jackson, "You do have a mother who gave birth to you and certainly you would never want your mother subjected to what you did. I don't know where you fit in society, Mr. Jackson. I don't know how you're wired."

Deshawn Owens was found guilty of robbery and sentenced to 150 years while Justin Harris was convicted of sexual abuse and robbery and received 192 years. Owens allegedly told Harris and Jackson during the incident, "We didn't come here for that – what you doing?" Harris said yesterday, "I can't be remorseful for something I never committed."

Al Tomei had been a member of the Goldens Bridge Community Association. He owned the Seid house, presently the Jones house. Albert Tomei is a justice of the Kings County Supreme Court, Criminal Term in the 2nd Judicial District of New York. He was elected to this position in 1994, was re-elected in 2008, and was certificated in 2011. His current term expires in 2012.

### "Leftist Summer Colonies of Northern Westchester County, New York"

Billy Yalowitz sent the editors of Road 4 a scholarly article he came upon, written by Baila Round Shargel. We agreed with him that it would be of interest to members of our community. Presented below are some of the highlights.

The author, introduces the beginnings of the movement as descended from the Chautauqua Society. The society was originally organized in western New York State to educate Sunday school teachers. It slowly developed a program which included education in the social sciences and the arts. After World War I, unions and political organizations founded summer camps and colonies to improve the health, welfare, and education of working men and women. They were developed in areas that were easily accessible from New York and Philadelphia. The article chronicles the summer colonies of northern Westchester County from their beginnings in the Twenties to today.

Four communities started in the Twenties: Mohegan Colony in 1923, Goldens Bridge Colony and Pine Lake Park in 1927, and Followers of the Trail in 1929. New communities of the 1930s were Croton Park Colony, founded in 1930, Camp Three Arrows in 1936, and Shrub Oak Park, 1938. "The men and women who established these cooperatives were, as one group designated itself, 'followers' — adherents of certain ideologies and lovers of nature." Their objectives were both recreative and political. "What distinguished these enclaves from others dedicated solely to relaxation was their political thrust." They were founded with different orientations, one by Anarchists, one by Utopians, two by Socialists and three by Communists, Progressives, and/or fellow travelers.

"Goldens Bridge Cooperative Farms began in 1927...The acre of land purchased by each member sold for as little as \$400 in the beginning and sold for \$1,000 after a few years; cabins cost from \$1,000 to \$5,000 to build. Almost everyone took out large mortgages and loans, In good days and bad, 95 to 105 families occupied Goldens Bridge." She mentions some of the

ideological bickering that went on.

The article continues for 21 pages, relating the development and present status of each of the seven communities. Those interested in reading the complete article may find it in American Jewish History, Volume 43, number 3.

### Thank You, Maggie

Have you seen the beautiful floral displays at the barn and the new garden at the lake? We should all give thanks that we have such a creative gardener, Maggie Hayes in our community.

### Member Opens Art Gallery

I thought that the colony folks would like to know what I've been up to this year. We have opened a new art gallery in Lambertville, NJ. I'm the manager of the Brearley Wickford Gallery, which features the art of my fiancée, Candice Brearley. Everyone can view the art and take a virtual tour of the gallery at [www.CandiceBrearley-FineArt.com](http://www.CandiceBrearley-FineArt.com). And if ever in town, please stop by.

Please let me know, thanks.

Jon Saul, 215-499-1703

### Birth Announcement

Jody & Tim Folster are ecstatic to announce they have welcomed their son into the world. Skyler Nathan Folster was born on May 10, 2011. Alina, Kayleigh, & Aiden are thrilled to have a new baby brother. The whole family is looking forward to Skyler's first summer at the beach!



### Pecan Pie

- 3 eggs
- 2/3 cup sugar
- 1 cup dark corn syrup
- 1/3 cup melted butter
- 1 cup pecans
- 1 pie shell (super market dairy section)

Beat eggs with sugar. Add a dash of salt and mix in the corn syrup, butter, and pecans  
Bake in 350 degree oven for 50 minutes.

*Recipe courtesy of Frieda Halpern*

### Mr. Shaw Tear Down This Wall

Wall at handball court being torn down to make room for the new basketball courts.

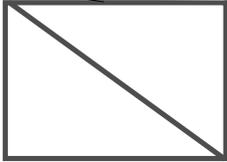


### BBQ At The Beach

On Saturday evening, July 2nd, the Goldens Bridge Community Association held its annual BBQ at the beach. The gala event was well-attended and the food was enjoyed by all. A thank you to those who helped make this event a resounding success.



**NEW REVISED AUGUST SOCIAL CALENDAR**

<p><i>Sunday</i></p> <p><b>August 2011</b></p>	<p><i>Monday</i> 1</p> <p><b>Chorus</b> 7:30 <i>at the Barn</i></p>	<p><i>Tuesday</i> 2</p> <p><b>Children's Movies</b> (to be announced) 6:30 <i>at the Barn</i></p>	<p><i>Wednesday</i> 3</p> <p><i>Movie Night</i> <b>"City Island"</b> 8:30 <i>at the Barn</i></p>	<p><i>Thursday</i> 4</p>	<p><i>Friday</i> 5</p> <p><b>Folk Dancing</b> 8:00 <i>at the barn</i> <i>with</i> <i>the Beers</i></p>	<p><i>Saturday</i> 6</p> <p><b>Volleyball Tournament BBQ</b> 7:30 pm <i>at the Beach</i></p>
<p>7</p> <p><b>Preliminary Schedule</b></p>	<p>8</p> <p><b>Chorus</b> 7:30 <i>at the Barn</i></p>	<p>9</p> <p><b>Children's Movies</b> (to be announced) 6:30 <i>at the Barn</i></p>	<p>10</p>	<p>11</p>	<p>12</p> <p><b>Folk Dancing</b> 8:00 <i>at the barn</i> <i>with</i> <i>the Beers</i></p>	<p>13</p> <p><b>Upsouth Twisters</b> <i>Zydeco band</i> 8:30 <i>at the Barn</i></p>
<p>14</p> <p><i>Please: Check Bulletin Boards for Schedule Updates</i></p>	<p>15</p> <p><b>Chess Club</b> 7:30 <b>Chorus</b> 7:30 <i>at the Barn</i></p>	<p>16</p> <p><b>Children's Movies</b> (to be announced) 6:30 <i>at the Barn</i></p>	<p>17</p>	<p>18</p> <p><i>G.B.C. Book Club</i> <b>"The Help"</b> <i>Discussion lead by Ellen Adelman</i> 8:00 <i>at the Barn</i></p>	<p>19</p> <p><b>Folk Dancing</b> 8:00 <i>at the barn</i> <i>with</i> <i>Jim Gold</i></p>	<p>20</p> <p><i>American Songbook</i> <b>Cabaret</b> <i>with Caroline Chanin &amp; Arnie Gross</i> 8:30 <i>at the Barn</i></p>
<p>21</p>	<p>22</p> <p><b>Chorus</b> 7:30 <i>at the Barn</i></p>	<p>23</p> <p><b>Children's Movies</b> (to be announced) 6:30 <i>at the Barn</i></p>	<p>24</p> <p><i>Movie Night</i> <b>"Made in Dagenham"</b> 8:30 <i>at the Barn</i></p>	<p>25</p>	<p>26</p> <p><b>Folk Dancing</b> 8:00 <i>at the barn</i> <i>with</i> <i>Jim Gold</i></p>	<p>27</p> 
<p>28</p>	<p>29</p> <p><b>Chorus</b> 7:30 <i>at the Barn</i></p>	<p>30</p> <p><b>Children's Movies</b> (to be announced) 6:30 <i>at the Barn</i></p>	<p>31</p>	<p><i>September 1</i></p>	<p><i>September 2</i></p> <p><b>Folk Dancing</b> 8:00 <i>at the barn</i> <i>with</i> <i>Jim Gold</i></p>	<p><i>September 3</i></p> <p><b>the Banquet</b> <i>at the Barn</i></p>

*Please Note: Friday Nights: \$15 for non-residents, Saturday Nights: \$15.00 for non-residents*

# BOARD & MEMBERSHIP MINUTES

## GBCA Membership Meeting Minutes October 24, 2010

The meeting was convened at 11:32 AM.

Present: 22 voting members and approximately 10 other community members.

Reading of Minutes:

The minutes from the August 22, 2010 Membership meeting were read, and accepted as read.

The reading of Board meeting minutes was waived as they will appear on the GoldensBridge.org website, and in Road 4.

Financial Report (presented by Martha Levites, Treasurer:

Martha described our present financial situation, and then discussed the sum of approximately \$10,000 that is owed by: Brennan, the Rios house, Mansfield / Hom, and DeAngelis. The Rios situation is murky, and it is questionable whether that money will be recovered. DeAngelis has been making some payments. Aaron Kroun stated that Annette will speak to Ann Mansfield (sister) about the situation.

Martha then went over the high points of the proposed budget, which had been mailed to all members.

John Bergherr moved, seconded by Paul Milliot, to accept the proposed budget for discussion. All in favor except one member opposed. Motion passed.

A discussion of the proposed budget ensued, after which John Bergherr moved, seconded by Pearl Klainberg, to accept the proposed budget. Motion passed unanimously; budget accepted.

Lake Committee report:

Eric Stand reported for the Lake Committee on the condition of our lake. The lake is now 72 years old, and is at a stage when man made lakes are considered to be at the end of their lifetime. Our lake is in excellent shape, but is starting to show signs of it's age. The lake edges are filling in from run off, and the lake is filling up with nutrient matter from plant growth within the lake. The proposed solution to extending the useful life of the lake would involve dredging of filled in areas.

Eric described the suction dredging process where a diver moves around the areas to be treated with a suction hose, and vacuums out the filled in material. This material is pumped into a large filter bag (15' x 100' or 30' x 100'), which is placed on a flat area, encircled by a pre-constructed berm, and allowed to drain off the liquid for a period of months, leaving a nutrient-rich mulch in the bag, which is then removed from the bag and either used by community members for gardening, sold, or disposed of. The bag(s) could be placed in one of several locations: in the back of the beach parking lot; next to the basketball court; or on the volleyball court.

The beach area would have the clean sand bulldozed off the beach, the sand in the swimming area, which contains a considerable amount of silt and nutrient material, suctioned up and pumped up onto the beach area, where it would stay for one season while the non-sand material was removed. The sand from the swimming area, now clean, would then be spread back into the swimming area, and the beach restored with the sand which had been bulldozed off.

The total cost to do the areas by the concrete dam, the Hall Avenue cove, the northeast corner next to Lake Street, and the Danger Road area would be approximately \$53,000. This does not include the cost of obtaining the necessary permits. Eric suggested that we could allocate \$5,000 per year for a ten year period to pay for the work. He noted that Peach Lake will be doing this type of work in the coming year, and suggested that we should watch the process and how it goes there.

Eric stressed that this is a preliminary report, that there would be much more information to come, and that the purpose of presenting this at this time is to get the community thinking about the situation.

Good and Welfare:

Joann Ehnes announced information about the upcoming Halloween party in the Barn.

Meeting adjourned at 12:40 PM.

## GBCA Board Meeting Minutes March 20, 2011

Minutes of Executive Board of GBCA meeting -3/20/11

Present: Ron Arnstein, Dan Fast, Michael Brown, Martha Levites, Jody Folster, Drew Orr,

Dorothy Shulman, Gerry Sircus, Mera Eisen, Paul Stewart-Stand, Chris Rietsch,

Ken Finkelman

Absent: Fred Margolies, John Bergherr, Jay Martin

Also Present: Eric Stand

Meeting called to order at 9:40 AM

1-Lake:

Eric Stand spoke to the Town wetlands inspector about the permitting that would be required for suction dredging of the lake. The application fee is \$1200, and an additional \$2000 must be placed in an escrow fund. According to the wetlands inspector the lake is not a regular wetlands, but the stream along Route 138 is, and we would have to go to the State for additional permits. The cost for the State permits would be similar to the cost for the local permits, and according to the State wetlands person that Eric spoke to, would not be a problem.

Eric stated that we are discussing "suction harvesting" not "suction dredging" for the area around the Crib, and that we would be removing only leaves, with no change in the contour of the lake bottom. There would be about 100 "onion bags" of material removed, and the contractor would do that work for \$3500. We would have to get on the April Planning Board meeting agenda to get the permit to be able to start the work in early May.

Martha went over the financial situation, stating that we would only have \$10,000 left in our reserve fund after all previously budgeted expenditures.

She suggested that we put the subject of "suction harvesting / dredging" on the agenda for discussion at the July membership meeting. It was the consensus of the Board to do this, and to put off starting this work until at least next year.

#### 2-Minutes:

The minutes of the 2/20/11 Board meeting were read, corrected, and approved as corrected.

3-Ron read a letter from Gary Tomei which stated that the playground equipment on the ballfield behind the Barn, and parts of the path to the ballfield are on his property, and that the community has been allowed to use that property in the past, and would be allowed to continue to do so as long as present ownership of the Tomei property continues. The Colony cannot make a claim of adverse possession on this property. This situation came to light during a recent survey the community property surrounding the Barn. Ron will sign the letter, and return it to Gary.

The McFadden property is on the market for \$300,000

The Elias property is still on the market.

The Berkowitz property is back on the market.

#### 4-Barn:

-Mike wanted clarification on the large dumpster. A 30 yard unit is included in the contract, and we may need a second unit, depending on whether the first one holds all of the community debris, and how fast it is filled up.

-Mike pointed out that we need to get a second price for the concrete work in the Barn basement. It was decided that, if the price is not too much above the budget figure of \$4,000 to go ahead with the work on an emergency basis, and report on it at the next membership meeting.

-Mike wants to buy a microphone mixer for the sound system, due to the fact that we have had several situations where we needed additional capability that was lacking. It was the consensus of the Board to proceed on this. Mike will contact Tim Folster for his input.

-The rear Barn stairway needs extensive repairs.

#### 5-Maintenance:

-Drew stated that he is waiting for the subject of the third raft surface to be discussed at the next membership meeting before he orders the raft.

-The dead deer in the lake was removed by Chris.

#### 6-Water:

-Ron stated that there was considerable water in the Pump House basement during the recent flooding of basements, which necessitates the installation of a sump pump. The water committee will look into installing such a pump.

-The Carol Lewis/Houtz situation was discussed. Ron will write a follow up letter to Carol so that we can move forward. Ron will check on whether the well is on Colony property (John Houtz says that it is). The existing lead piping water line to Carol's house must still be changed.

#### 7-Financial:

-Martha reported on our financial status as follows:

Assets in bank: M&T Camp \$29,354

M&T Checking \$58,393

Total Assets in Bank \$87,747

Savings: Regular Savings \$60,051

Savings (Cap. Improv.) \$20,635

Water Money Market (M&T) \$34,587

Total Savings: \$115,273

Total Assets: \$182,538

- No update on the Brennan situation.

- No purchase of a computer yet. Martha wants to upgrade to 2011 Quickbooks first.

- DeAngelis still owes \$3,562. His water has been turned off. Dan and Drew visited Mr. DeAngelis, turned off his water, and informed him that in order to have his water turned back on he must make an immediate payment of \$1200, and must then make monthly payments of \$200, and if he misses a payment his water would be shut off again.

- Second notice on dues to go out Monday, 3/28/11. Twenty two members have not responded to the first billing.

-Our Capital Improvement account should have approximately \$35,000 (current plus 2011 dues) by the end of 2011. Listed capitol expenditures are \$22,536. An additional \$6,800 is projected to be needed to complete the lower Barn floor project. Approximately \$4,872 will be contributed from the camp account for the 2010 season. If we use the camp money for capitol improvement, that will leave us with \$10,536 in our capitol improvement account at the end of this year.

-Martha and Dan to draft a letter re: suspension of community services, to all Colony members who have not yet paid their dues. Ron will approach the community water users who are part of this group.

#### 8-Camp:

Paul and Jody reported:

-Next Camp committee meeting to be at Paul's house on April 2nd.

-5 Colony children registered late, and will have to go on the waiting list.

-It was suggested that the automated telephone system be used to remind people in the community about the Camp schedule.

-Everything is moving along nicely.

-New contracts for counselors, Director, and Assistant Director are being worked on.

#### 9-Beach:

-Mera reported that there has been no meeting since December.

-Drew reported that Conner is now a lifeguard; that all but one of last year's lifeguards are returning this year; and that we have a good number of lifeguards for this year.

#### 10-Social Committee:

-Maureen Martin will be doing children's movies.

-Ellen Adelman will be doing the book club.

-There will be two chess nights during the summer.  
-There is no chorus yet, but there probably will be one.  
-The summer schedules will be in Road 4.  
11-Town:  
Paul reported  
-He would work on a broader Goldens Bridge umbrella group.  
-The Mercedes Benz expansion is having a negative impact on some residents north of Route 138.  
12-Road 4:  
Gerry reported that they are putting together the spring issue, and hope to have it out soon.  
The Meeting was adjourned at 11:50 AM.

### GCBA Board Meeting Minutes—April 10, 2011

Next meeting will be at 9:30, at the teen center, 5/22/11.

Meeting called to order at 9:43

Present: Drew Orr, Mera Eisen, Gerry Sircus, John Bergher, Jody Folster, Ron Arnstein, Martha Levites, Fred Margolies, Michael Brown, Paul Stewart-Stand

Absent: Dan Fast, Ken Finkelman, Chris Rietsch, Dorothy Shulman, Jay Martin

Reading of the minutes of 3/20/11.

Motion to approve by Mera, Seconded by Martha. Approved.

Raft costs:

\$5300 vs \$5550 (cost of plastic vs wood). Differences in fuel costs and material costs. Need to get final costs.

Costs benefits of ipei vs plastic. Discussed rafts. Since the cost differential is nominal.

Motion: John Bergher

Motion to approve purchase of a third raft with the same ipei surface to the two previous purchases after getting final pricing on materials that are of no significant difference.

Financial Report: Martha

Financially we are ok. George K., our attorney, is suing Brennan in small claims court for slightly less than \$3000.

As per the recommendation of the last meeting, a second notice was sent out. Second notice has not been responded to by: Cousin, Decaudin, Fekete, Gecaj, Harris, Nica-Hudson, Sherwood, Soultanian.

Second notice Letter:

Ron will call past due people.

We have a problem with four houses in the colony that have been abandoned: Rios, Decaudin, Brennan, Mansfield.

Spoke to the attorney about Rios mortgage is held by Steven Baum who has been cited for poor paperwork.

No news from DiAngelis.

Barn Report: Mike Brown

Lower barn floor debris was removed.

Ask the membership about procuring another dumpster.

Budget for the barn floor: \$5400. Budget \$6,000.

-Concrete slab

-Posts have been purchased

-Worker's compensation, insurance in possession: Malt Construction

Purchased fixtures from Rugged Bear: \$800 paid for by camp

Two bookings in Barn, April 30th Ehnes and Sandler is having a party on May 27.

Drew will turn water on in the barn.

Rope for the curtain was destroyed by animals.

Sound mixer: spoke with Tim Folster who is looking for a used one. There is a possibility to rent the equipment. Social committee will come up with a policy.

Back stairs of the barn: there are a couple of different options

1) Secure back stairs to barn, non slip tape

2) Metal stairs: meet code (\$6,000 - \$7,000). Recommend galvanized otherwise it will rust. Treads that are non skid. Concrete.

Bring it to the membership.

Paul will check code

Get a firm price on stairs from Mark & Sons.

Railing on stairs to teen center

Refinishing floors

Camp Report: Jody Folster and Paul Stewart-Stand

First session is full

Revenue is above projections due to ratio of incolony/out of colony enrollment

May 6th is the next camp committee

Concerned about the back stairs

Need to discuss

Recommending different traffic patterns

Beach Report: Mera Eisen

Schedule meeting  
 Beach pass  
 Sand purchase  
 Discussion of the boat house and debate about maintenance vs rebuilding.  
 Need to start pricing, modeling, and setting up savings accounts for the cost of operating colony institutions.  
 Water Report:  
 Roads: Fred Margolies  
 Mark has notified the state about the intersections with 138 about the aprons. Particularly at Lake Street.  
 Ripperger said that there will be thorough spring grading on all of the roads. Mark has requested, Ripperger has agreed, that the large rocks at the intersection of Pond and Hall, Hall and Main.  
 Use phone system to announce road grading.  
 Social Committee: Martha Levites  
 Scholarship Fund  
 Calendar is set other than a rescheduling of the Jazz Group  
 Need to find a choral director  
 Friedman Issue: Martha  
 Motion: John Bergher and Martha Levites should investigate the property line to investigate that trees are being illegally removed from colony property and if, if necessary, the secretary will make member aware of issue.  
 - More permanent stakes for surveys  
 Seconded: Gerry Sircus  
 Approved Unanimously.  
 Road 4: Gerry Sircus  
 Call for entries

### GCBA Board Meeting Minutes –May 22, 2011

Minutes of Executive Board of GBCA meeting –5/22/11  
 Present: Ron Arnstein, President; Mera Eisen, Vice President; Martha Levites, Treasurer; Dan Fast, Secretary; Michael Brown, Fred Margolies, Drew Orr, Dorothy Shulman, John Bergherr, Gerry Sircus  
 Absent: Paul Stewart-Stand, Chris Rietsch, Ken Finkelman, Jody Folster, Jay Martin  
 Meeting called to order at 9:35 AM  
 1-The minutes of the last Board meeting were not read as they were unavailable for this meeting.  
 2-Financial:  
 - Martha reported on our financial status as follows:  
 Checking:  
 M&T Camp\$ 119,748  
 M&T Checking\$ 53,203  
 Total Checking:\$ 172,980  
 Savings: Regular Savings\$ 60,066  
 Capitol Improvement\$ 25,511  
 Water Money Market @ M&T\$ 34,596  
 Total Savings: \$ 120,173  
 Total Assets: \$ 293,124  
 - Financial Issues  
 A- Brennan can't be sued in Town Court because he lives in another county. We are suing him in Westchester County Court. So far we have paid \$1410 in legal fees. Brennan's debt to us is \$2537.  
 B- No purchase of a laptop computer yet: may be re-considering this.  
 C- Second notices for dues collection went out April 1st, along with a letter from the Board. The following members have not responded: Cousin; Decaudin; Gecaj; Burgun; Hom-Mansfield.  
 Decaudin and Gecaj are on the Colony water system.  
 D- In addition to the above, we have the following long-standing debts:  
 DeAngelis owes \$3562, and Rios owes \$6735.  
 E- Fred is in touch with Hom, and will coordinate efforts with Ron to try to get him to pay up. The Hom property is on the market for the sum of \$279,000.  
 F- We will file a lien against the DeAngelis property, and then follow up with a lawsuit.  
 G- The general subject of non-paying members was once again discussed at length. Martha and John volunteered to draw up a procedure to present to the Board at the next Board meeting.  
 3-Water:  
 Drew reported on recent work that was done in the Pump House:  
 A-A sump pump was installed at a cost of \$700. This is a Capitol Improvement, paid for out of the Water fund. The recent flooding experienced by most Colony residents necessitated this work to protect the circulating pumps.  
 B-The third circulating pump was purchased and installed at a cost of \$1900.  
 This is also a Capitol Improvement, paid for out of the Water Fund. This pump was part of the original upgrade, and provides additional

backup to the system.

Ron reported on other water system issues and work as follows:

A-The drain channel and drain catch basin for the Pump House and Branch Street well pit are clogged with debris that is being dumped there by a Colony member in the area, or by his landscaping crew. Drew cannot get to the affected areas with his backhoe. Ron is getting a price from an excavator to clean out the affected areas, and also to take down three large dead trees that are threatening the Pump House. Ron and Drew will get pricing on the cost of installing a chain link fence around the drainage area.

B-The original protective coating on the ends of the storage tanks, which protrude into the Pump House basement, has deteriorated significantly. The Board of Health inspector noticed this condition and requested that it be addressed. The tank ends were scraped, cleaned, and painted with an aluminum - epoxy paint that is made for damp cold locations. The cost of this work was \$350, and is a maintenance item.

It was noted that the pine trees in front of the Pump House are in poor condition. Ron will look into this situation.

4-Freedman tree situation:

-It was brought to the attention of the Board at the last meeting that a Colony member had apparently cut down a large number of trees on Colony property that adjoined the member's property.

-Dan spoke to the member, in his capacity as an officer of the Board. Since no agreement was reached on what had transpired it was necessary to have the line between the two properties surveyed.

-The survey was completed at a cost of \$600, and it was found that the trees in question were definitely on Colony property.

-The member admitted, in a conversation with Martha which took place a month ago, that the trees in question were on Community property, and agreed to send a letter of apology to the Board. No such letter has been forthcoming.

-Ron stated that he will write a letter to the offending member, demanding an apology to the community, acknowledging the existence and location of the property line, and specifying a plan to re-plant the de-forested area.

-Martha moved, seconded by Dorothy, to have Ron send this letter to the offending member, and have the Board discuss the member's response at the next Board meeting. Carried unanimously.

5-Beach Committee:

Mera and Drew reported as follows:

1-Beach committee held a meeting yesterday.

2-The third new raft has been ordered.

3-The rafts will be put in the water on Saturday, June 18th.

4- Sand and mulch to be delivered, weather permitting, on June 18th. If too wet, then will be delivered at a later date.

5-Beach cleanup is scheduled for June 18th, weather permitting.

6-The Defibrillators, which are rented, have been ordered.

7-George Levites will re-stock the First Aid kits.

8-Beach Rules and Regulations will be posted at the Beach.

9-We still are looking for a 21 year old, or older, Waterfront Director.

10-Brandon Orr is a Water Safety Instructor, and will do teaching of water safety and skills at the Beach.

11-A person for cleaning the Beach has been hired. The lifeguards rake the sand and pick up trash on the Beach and surrounding area daily.

12-A silt fence is being considered for the entry to the Beach to slow the flow of silt into the lake in the beach area.

13-The Boat House roof is in very poor condition and needs replacement. However, the Boat House is slowly collapsing, and needs major repairs, which would include the roof work. A tarp will be placed over the roof as a temporary measure.

The Beach committee will come back to the Board with a firm plan and cost estimate for this work.

Barn:

Mike reported as follows:

1-Four new plastic tables have arrived, and look good.

2-Mike asked about the timing for the second dumpster for Colony residents.

After discussion it was decided that the dumpster would be ordered for the June

4th weekend. It will be placed in front of the Barn.

Environment:

Dorothy reported as follows:

1-There are no problem trees at the school bus stops.

2-The committee would like to refurbish the Shuffleboard Court at the Beach, and purchase new Shuffleboard equipment.

3-The committee would like to put some sort of fencing around the basketball court to keep the balls from going into the swamp.

At this point the meeting was called due to the fact that the Membership meeting was starting in a few minutes.

The Meeting was adjourned at 11:05 AM.



*Road Four—Summer 2011*