

Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Winter
2014

Fire Destroys Vacant Home in Goldens Bridge (Formerly the Elias House)



THE FOLLOWING ARTICLE IS COURTESY OF THE LEWISBORO LEDGER, HERSAM ACORN NEWSPAPERS. Copyright The Lewisboro Ledger 2014. Used with permission. All rights reserved. By Matt Spillane on October 29, 2014
Investigators are looking into the cause of a late-night fire that left a vacant home in Goldens Bridge in a pile of rubble on Tuesday, Oct. 28.

The home, at 33 Hillside Avenue in the Goldens Bridge Colony, burned to the ground around 11:30 p.m. as fire-fighters from Goldens Bridge, South Salem, Katonah, Vista, Somers, and Croton Falls responded.

The house was unoccupied and there were no injuries, according to the Goldens Bridge Fire Department, and about 15,000 gallons of water were used for fire suppression and overhaul.

According to Zillow.com, the two-bedroom home was listed for sale at \$130,000 and had been on the market for 417 days. The house was owned by Stuart Pinnetti, according to Lewisboro's 2014 tentative assessment roll.

State police said the cause of the fire is under investigation.

Avon Walk for Breast Cancer

Pictured from left to right at the finish line: Stacy Kroun Fertig, Lesli Klainberg, Ilene Rietsch, Julia Rietsch, Ashley Fertig, Suzanne Kroun Fertig.

Julia had worked as an Avon Crew member previously, but this was her first walk. This was Ashley's first walk as well. Each participant had a goal to raise a minimum of \$1800. Thanks to the generosity of friends and relatives, they all met and even exceeded that goal.

The group walked from the Hudson River Park's Pier 84 in Manhattan to Randall's Island and back, a total of 39.3 miles. They walked mostly city streets and sidewalks for a cause they all believe in, finding a cure for breast cancer. The walk ended back on Pier 84 for the closing ceremony.



This issue of Road 4 is almost a month late. The cause was a lack of news items which then required a search in an attempt to fill all our pages. To assure that this will not happen in the future we are taking advantage of a present from Joy Gross. She has donated her collection of old issues of Road 4. The present editorial staff decided to select the front page from one of these and print one each month. The first one, from October-November 1978, appears on page 5.

However we would much rather have material that comes from the community. Marriages, engagements, births, new jobs, get well wishes, graduations, awards, family photos, recipes, art work, would all be welcomed as additions to Road 4. This includes work by your children and grandchildren.

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Emotions Fly Over Proposed Affordable Housing Changes

By Jane K Dove on December 18, 2014

Amending the town's zoning code to bring Lewisboro into compliance with Westchester's affordable housing settlement with the Department of Housing and Urban Development (HUD) sparked spirited discussion at Monday night's Town Board meeting.

Lewisboro is one of two Westchester municipalities that have not yet produced a zoning code amendment that allows more affordable housing units in town, according to Town Supervisor Peter Parsons.

Mr. Parsons produced a short overview of three proposed changes, along with a draft of proposed amendments to the code that drew immediate fire from Town Board member Peter DeLucia. This was after Mr. Parsons proposed showing a final draft to the federal housing monitor for feedback before enacting it.

"I think this is a farce," Mr. DeLucia proclaimed vehemently on Monday,

Dec. 15. "I don't know why we have to go to the monitor, hat in hand, seeking his approval."

Town Board member John Pappalardo, who has been very active in drafting the amendment, responded, "We are not seeking his approval; we are seeking input and guidance."

But Mr. DeLucia was not to be dissuaded.

"I don't know any town that has gone to ask the federal monitor if he likes their plan," he said.

Town Board member Frank Kelly agreed with Mr. Pappalardo.

"I don't think it hurts to engage the monitor," he said.

Summary Of Plan

As presented by Mr. Parsons, the Town Board is to consider amending the Town Code to allow multi-family housing in business areas, to eliminate the special permit requirement for accessory apartments, and to incorporate as much of the model ordinance prepared by HUD as the Town Board feels appropriate.

All three areas were specified in response to comments by the housing monitor.

At this point in time, multi-family housing in town is restricted to only one zoning district that can accommodate only about 18 housing units. The proposed amendment allows such housing in an additional four districts, most of them linked to commercial centers.

Regarding accessory apartments, the amendments allow accessory apartments "as of right," without a special use permit, and raise the occupancy limit to six.

As a final point, the Lewisboro amendments would adopt key elements of the model ordinance.

"I believe these amendments fulfill the Town Board's charge and provide a reasonable answer to the monitor's zoning comments," Mr. Parsons said in his summary. "The revisions incorporate essentially all the comments made by the

County Planning Department, headed by Ed Burroughs, and the Pace Land Use Law Center. Once the Town Board has reached consensus on a draft, we need to schedule a public hearing and set a timeline

for adoption. Simultaneously, we would ask the monitor to review the amendments."

Sticking point: monitor approval

But discussion of getting the monitor's approval lingered on.

"I simply don't see the downside of this," Mr. Pappalardo said. "We know Peter Parsons has tried consistently to keep us on track with him."

"I think it's discourteous not to engage him," said Mr. Kelly.

Looking through the proposed amendment, Mr. DeLucia hit upon a section he deemed "ludicrous."

"Allowing two-family houses throughout the town is something I am totally against," he said. "This document is simply not ready for prime time. We never discussed a total revamp of our town, and that's what I see here. We don't want to water down the character of our entire town."

Mr. Kelly said it was not his understanding that two-family housing would be allowed in every zone throughout town.

Mr. Pappalardo offered a clarification, saying, "The intent was that 10% of all new housing will be affordable."

Mr. DeLucia urged the board to address the three issues they could agree on. "Let's get the basic done, create a final document and vote on it," he said.

The board agreed to hold a work session on Jan. 26 at the Town House to hammer out the final document.

"When we show something to the monitor, it should be something we all agree on," Mr. Parsons said.

Speaking to The Ledger on Tuesday, Mr. Parsons said he believed the board had reached some agreement that the town should try to pass an amendment.

"Although the county has made it clear that it will not sue any local municipalities, we must be mindful of any potential issues at a federal level," he said. "We have been working towards reaching a consensus on the amendments to our code and we will continue with that task."

Mr. Parsons said he believed the work session in late January could

be very productive.

“We need to work through each of the three items we agree on and finalize them,” he said. “And I believe we are leaning towards allowing the federal housing monitor an opportunity to comment before we enact any amendments. Listening to his comments should not be construed as asking for his approval.”

Editorial: Housing progress

By Lewisboro Ledger on December 19, 2014

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Lewisboro officials finally seem to be making progress tackling affordable housing, an issue that has dragged on along with Westchester County’s housing settlement. As Jane Dove reported in this issue, the Town Board is ironing out a few potential zoning changes that may satisfy the federal housing

monitor’s stipulations.

Lewisboro has been one of the county’s municipalities that, according to the monitor, need improvements to its zoning code and affordable housing policies. The federal government may be butting into local matters, but the reality is that this issue is not going away until some changes are made. The proposal presented at Monday’s Town Board meeting is a good step toward settling the issue.

Officials are considering allowing multi-family housing in business areas, eliminating special permit requirements for accessory apartments, and incorporating at least part of the model ordinance prepared by the Department of Housing and Urban Development.

Town Board member Peter DeLucia voiced passionate opposi-

tion to “allowing two-family houses throughout the town.”

“We don’t want to water down the character of our entire town,” he said.

Allowing multi-family housing throughout town would change the character of Lewisboro, but that’s not what’s being proposed. The board is considering expanding the reach of multi-family housing to commercial districts, which cover a small portion of Lewisboro, which is mostly broken up by residential districts.

The town is wisely planning to send its proposal to the federal housing monitor to get his thoughts on the potential changes. Before enacting any of these zoning amendments, the board should know whether or not the amendments would satisfy the monitor and settle this long-running issue.

Remembering Pat Killeen

We all remember Pat Killeen and the years of service he gave to this community.

Notice of his passing appeared in a prior issue of Road 4. Another obituary was received after printing and appears below.



Thomas (Paddy) Killeen went to God on May 24th, 2014. His final moments were at home surrounded by his family in the house he built with his own hands over many years. Paddy grew up in the village of Breastagh, Carrowmore Lacken, Co. Mayo, Ireland and never lost his love of his native land even as he became a proud American citizen. He was an honest, hardworking and loyal man whose favorite moments were with close family and friends. Through great diligence and perseverance, he mastered electric, plumbing, carpentry and masonry trades without benefit of formal training. He was a husband, father, grandfather, brother, brother-in-law, uncle and friend. Paddy

will be missed and remembered with great love and appreciation by all those who had the good fortune to meet him and to know him.

Ar dheis De go raibh a anam (*Ed: Gaelic for 'may his soul be on the right side of God'*)

To Road 4: An Appreciation

My mother and I had wanted to personally thank the many colony friends who came to my father’s wake and funeral mass. The day of the funeral was an immensely sad day for us, and we were overwhelmed by the sheer kindness and presence of so many of you who lined up outside the church. I cried that day at your remembrances of my father’s memory, more than for the pain I felt in my heart in his passing. Consequently, neither I nor my mother could express ourselves with the degree of appreciation the moment deserved and what was in our minds. This short notice must suffice.

The many of you who came out that day provided the true tribute to so much of my father’s life. He found his home and his livelihood in Goldens Bridge but also a community that opened its doors and its heart to him. In return, he gave full measure to the success of the colony as a community with all his energy, talent and skills. It was a true relationship on many levels. The many friendships he made in the colony equaled, if not surpassed the relationships he had with fellow Irish immigrants and his family, both here and abroad.

In the end, as his son, I remain immensely proud of my father for the unrelenting way in which he struggled to overcome all the obstacles in his life. His remaining months on this earth were not easy but my father died in the house he built with his own hands and in the way he wished. On behalf of all the Killeens, we thank you again for the profound support you have given us at this particular time.

Kevin Killeen

THANK YOU

It is so easy to forget the efforts that some community members expend in taking responsibility to make sure that activities run smoothly. We would be remiss if we didn't take the opportunity to wish many thanks to Maureen Martin, Ken Finkleman, and Martha Levites.

Maureen spent over nine years of service as chairwoman of the camp committee. She was instrumental in planning camp programs each summer, as well as in hiring and training staff. Maureen spent each summer working very closely with the campers and the crew. She could be seen at the lake late in the day meeting with parents and staff in efforts to provide a successful summer experience.

Ken had been the chairman of the sales and rental

committee for many years. It was his role to keep the community apprised about homes listed for sale and to provide information on rentals. His legal knowledge and pleasant demeanor insured the smooth operation of committee efforts.

Martha spent many years as a member of the executive board in the office of treasurer. Many of us may have supposed that her primary function was collecting annual dues. Not so. She was in charge of the annual budget planning process and was the keeper of the books, responsible for monthly reconciliation of expenditures against budget, all without losing her pleasant composure. Those of us who take on these tasks for our personal accounts may appreciate the effort this entails.

The following missive was sent to *Road Four* by Erik Migdail who grew up in Goldens Bridge. Erik is the son of Judy and Mark Migdail of Branch Street. (Reprinted with permission)

Howdy, Aaron,

Thanks for another great issue of *Road Four*. It always makes me a little homesick, especially seeing images that really haven't changed over the years, like Paul at the beach with an icy cold beer in his mitt. I seem to remember him with more hair, but then neither my memory nor my eyes are what they once were.

I was especially moved by the pictures celebrating the Civil Rights Movement, and they remind me how lucky I am to have grown up in a place where issues of social justice have always been acutely felt. In the last few years I have had the privilege to meet Elizabeth Eckford and to get to know a little bit Minnijean Brown Trickey, two of the Little Rock Nine. Their experiences all those decades ago are still very much with them, and you can yet hear old pains in their voice. Elizabeth Eckford asks that audiences not clap for her when she speaks, since her PTSD still causes her to panic when they do. (In fact, I think she no longer makes public appearances, in large part for this reason.) Whenever Minnijean speaks, whether privately, to small groups, or to large audiences, she always emphasizes that perhaps the most hurtful part of her experience was the silent witnesses, those who stood by and did nothing. My community does not stand by silently, not then and not now.

So thanks again for this issue. It looks like I missed a lot of fun by coming in so early. I hope that you and Annette and all of your family are well. We're great here. Zack is having a fabulous experience at Willamette so far, Max is happily complaining that his teachers are doing it all wrong (while finishing his Summer internship with the SF Shakespeare Festival and looking to volunteer for another Democratic campaign [though I think he just likes starting sentences by saying, "The Democrats called me and they want me to..."]), Denise is in the middle of helping to host another conservation conference here in town this week, and my new job is simply amazing--I honestly don't know when I've been happier in my work.

Take care of yourself, give Annette a kiss for me and one for Denise, and we'll see you soon.

Love,
Erik

Remembrance of Things Past

WINTER SOCIAL COMMITTEE

Plans are under way for a winter social season. We hope to have a monthly event that will attract many residents and keep us "connected".

To start off, each Saturday evening in October, the Community Room will be open for folk dancing, starting at 8:30 p.m. Our other plans include:

- Halloween Party in October
- Bring A Dish Dinner
- Films
- Game Night-Scrabble, Boggle, cards, etc.
- Music performance
- Forum, Town Meeting

If you have any ideas or events you'd like to work on, please call Barbara Levy(5407) or Georg-ann Stewart-Stand, (9402). Notification of events will be word-of-mouth, Road 4, and Barn & Beach posters.

ROAD FOUR

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 Anne Wolfe



road four

A NEWSLETTER OF THE GOLDENS BRIDGE COLONY

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1978

THIRD ANNUAL

BEDFORD ROAD RACES

By Barbara Levy

Monday, September 4, was a cool, sunny day -- perfect for running. And run they did...men, women and kids stretching and bending, preparing for the two events: a two-mile and a five-mile course through Bedford Village. After all the running activity seen in and around the Colony this summer, it was no surprise to see G.B. well represented. Among the two-milers were: Sheila Berkowitz, Gloria Brown, Phyllis & Erica Dubno, Lora Kahn, Lesli Klainberg, Naomi Posner, Esther Rosenfeld, Naomi Rossabi and Esther Schneider.

The starter's gun fired, and the runners surged forward. No leisurely jogging here; they were running. We watched them move out in a pack and waited for them to return one by one. The first to finish appeared about 10 minutes later, to cheers and applause. The G.B. runners trailed a bit, so David Levy, Jeremy Schneider and Mayer & Amiel Rossabi ran back to cheer them on and offer much needed moral support. Naomi Rossabi was the first G.B. runner to complete the race, and Lesli Klainberg followed soon after. The G.B. Cheering Committee-- Aaron & Sheba Beckerman, Jack Deutsch, Chaim Dubno, Mat-

continued on page 6

Feedback

By Georgann Stewart Stand

This has been knocking around in my head for months. It's not news...but I need to say it. This is a special place. I feel proud to be living here and really lucky. My children are growing up with the children of the Sauls and Levys & Margolies who grew up with each other, whose parents...etc. I love walking down the road and hearing from other people about Tass or Paul...or hearing, "Wow, it seems like yesterday that Eric was in the

carriage", or "Can I tell you stories about Eric." Or, someone will say, "Tass, give me a kiss and hug", and he'll oblige willingly. Or, a surrogate grand, or great-grandparent will rock the carriage if I'm not close by at the beach.

It's a beautiful place.

It's a place of strong feeling, strong opinion, strong will. It's a place to come home to, a place to get support and love, and give them in return. It's a place to grow, and learn, and change and age, and especially a place to be together.



SMILES OF A SUMMER'S NIGHT (in G.B. that is)

ANNOUNCEMENTS



Kayla and Dave McDonough who live on Hall Ave. (the Tomei house) are expecting their first baby, a girl, this coming April. Anyone who has any child care suggestions can email Dave at dmcdonough18@yahoo.com.

The staff of Road Four get many, ~~some~~ ok... not a lot of letters from our many readers throughout our readership area. However, one of the questions we are often asked is about wild turkeys in our area. Our research team has done exhaustive research and we want to share our findings with you. The following is straight out of the Lewisboro answerbook (lewisboroanswerbook.com). What should I do if I am approached by an aggressive wild turkey? This may seem like a joke, but it can be a real problem. Wild turkeys are abundant in this area and in neighboring towns flocks numbering as many as 25 have been reported. Adult males can grow quite large, up to four feet tall and weigh 20 pounds or more. When fully puffed out, they can be quite impressive and intimidating. All turkeys, especially the males, have long spurs on the backs of their legs that they use for protection. Turkeys can become quite aggressive in the spring, but people have reported aggressive and threatening turkey behavior at other times of the year, when there were no nests or chicks to protect.



To avoid unhappy turkey encounters, you should not leave any bird seed, pet food crumbs, or other types of food outdoors. Never feed turkeys directly. Turkeys generally retreat when given a shove, but you might want to do that with a broom or other item that will get your point across without injuring the bird. If that doesn't work, call DEP's wildlife division at 845-256-3098.

To report a problem with our roads contact: Highway Department Superintendent
Peter Ripperger 914-763-3166 E-mail
Deputy Superintendent
Paul Posadas 914-763-3166
E-mail: highway@lewisborogov.com

From the Lewisboro answer book. <http://lewisboroanswerbook.com>.

Trivia Time: The average rainfall in this area is 48.64 inches of total accumulation, which includes 38.2 inches of snow.



CAR WANTED: 1999+ car, reliable, well-maintained. Call Ron Dressler at 212-666-6626

Wanted: A working refrigerator for camp. If you have a working refrigerator you would like to donate for use by the camp, contact Annette at 914-232-8322.

I'd like to add a plug for **Ruth Dombrow's** Sedona, AZ Condo For Rent ad in the recent issue of ROAD FOUR. I have spent a few extended weekends in her beautifully appointed home and encourage hikers, walkers, red rock, desert, forest enthusiasts to make the trip. The price can't be beat, and the natural beauty of Sedona and Ruth's lovely artwork is very special.

Susan Lesser—An old GBer and a GBer of old.

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

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.

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BOARD & MEMBERSHIP MINUTES

GBCA Membership Meeting Minutes July 27, 2014

A quorum was attained at 11.15 A.M.

The minutes of the 04-27-2014 membership meeting was read and accepted unanimously – motion to accept by Martha seconded by Rina.

1. The following financial report was presented by Martha:

Operating funds	\$122,838.
Water capital fund	“ 21,431.
Capital improvement fund	“ 62,747.
Camp funds	\$163,130.

2. Commemoration Week – by Martha

August 10-16, a flyer was circulated showing various events planned including:

1. The movie “Freedom Summer” - Sunday August 10th, 2014
2. The New Jim Crow led by Latania Humes – Wednesday August 13th, 2014
3. Commemoration Celebration – Saturday August 16th, 2014.

3. Election of Nominating Committee.

The following officers were nominated for one year terms;

President – Dan Fast

Vice President - John Bergherr

Treasurer - Adam Huggard

Secretary - Ron Arnstein

The following at-large nominations for a two year term;

Gerry Sircus - Current Board Member

Jay Martin - Current Board Member

Rina Slavin - Current Board Member

Dorothy Shulman - Current Board Member

Jeremy Metz - New Board Member

Carol Nordgren - New Board Member

There were no floor nominations for any position.

Motion to close nominations: Martha second by Pearl.

4. Camp – by Maureen

Thanked Mike & Dan for a beautiful new floor that eliminated a distasteful musty odor.

The lifeguard staff was upgraded with added skills.

Annette announced the camp refrigerator is on its last leg and needs replacement.

5. Social Committee – by Pearl

The August program was read, highlighted by the volleyball tournament and barbecue at the beach next Saturday night.

6. Roads – by Fred

Drew and Fred met with the Highway Department and handed over a map indicating where remediation is required but Fred was not optimistic.

The following issues were raised:

***General condition of sections of roads is substandard. Joy thought Todd Road received a lot more attention.

Georganne stated that road maintenance is the only service the town provides to the Colony and we're not getting value for that taxes we pay.

***We have a speeding problem posing a danger to cars and walkers.

***We do not have sufficient parking for the burden of cars in camp pickup and dropping off.

Martha stated she was driven off the roads twice.

***The deep ditches on the sides of some roads pose a hazard for children and walkers.

Fred advised that individual phone calls to the Highway Department are responded to for specific problems.

7. Barn – by Pearl

Pearl advised the sink cabinet was supposed to be replaced and slipped through the cracks. This needs attention.

Adjourned at 12.45 p.m. with a motion by Pearl, seconded by Georganne.

projects at the same time. He stated a cost of \$8,000. to piggyback the suction dredging at Danger Road with the forebay project already approved by the Association since it's paid for with a grant.

Ron continues to object to an expensive suctioning project off Danger Road as the wrong solution for a Road Run Off problem. Since the lake is otherwise in a healthy, stable condition.

In any event, the following motion by Jeremy Metz was passed: "spend \$8,000. for additional permits for lake dredging off Danger Road and dam area. This is an option not an obligation to do this work. Second by Emil. There were three opposed.

The crack in the dam was also mentioned along with suctioning out a silt backup.

The Membership approved to replace the boards at the dam at a cost of \$600.

APPENDIX 1 - GBCA E.B. Meeting of 09-14-2014

COMMITTEE ASSIGNMENTS

Camp	Rina Slavin
Beach	Mera Eisen
Barn	Mike Brown
Roads	Fred Margolies
Sales/Legal	Jeremy Metz
Social	John
Road 4	Gerry Sircus
Financial	Adam Huggard
Lake	Jay Martin
Welcoming	Carol Nordgren
Water	Ron Arnstein
Maintenance	Drew Orr
Sanitation	Martha Levites
Hospitality	John Bergherr
Environmental	Dorothy Shulman

GBCA Executive Board Meeting Minutes of September 14, 2014

Present: Dan Fast, President; Ron Arnstein, Secretary; Carol Nordgren, Mike Brown, Drew Orr, Dorothy Shulman, Jay Martin, Rina Slavin, Ken Finkelman, Fred Margolies, Gerry Sircus, Martha Levites, Jeremy Metz, Mera Eisen and John Bergherr

Absent: Joy Radulavic

The minutes of the E.B. meeting 08-10-2014 was read and was passed unanimously without comment – Motion to accept – John second by Rina.

A detailed arrears summary was also presented by Adam and is on record with the Secretary.

The following reports were presented:

1.-a Financial Report:

Operating funds	\$ 70,196.
Water capital fund	" 21,433.
Capital improvement fund	" 62,757.
Camp funds	\$ 32,278.

2. Budget – John stated some changes are required in the capital account and will then retransmit the budget in time for the October E.B. meeting on October 12, 2014.

3. Lake – Motion by Dorothy: Jay will attempt to contact an engineer to assess the long standing crack in the dam and to advise remediation, if required.

Second by John, passed unanimously.

4. Barn/Camp –

It is not clear what the final financials of the camp will be or even if they need the \$10,000. already transferred to the camp account. The question arose of whether bonuses should be paid to camp personnel when the camp is not profitable. Motion by Jay to pay bonuses this year since camp personnel expects them – Second by Mera.

In favor: Nine, Abstentions: three and Opposed two.

Motion is passed, bonuses will be paid.

Hicks Lawsuit – Hicks proceeded with the appeal, Dan received the brief, and our insurance lawyer is working on our response.

Basketball Court – The surface has cracked and Jay will call Mark to contact the installer since court is still under warranty.

Mera suggested that owners provide the names of renters and the Board agreed that this request be made with the maintenance bills.

When credit card payment was adopted, the Board agreed that card payments could not be used for payment plans – Only for a single fee payment.

This is repeated in the Minutes for clarity - since there was confusion on this issue – no motion was required. Meeting adjourned at 11:30 A.M. By unanimous assent.

GBCA Executive Board Meeting Minutes of October 12, 2014

Present: Dan Fast, President; Ron Arnstein, Secretary; Carol Nordgren, Mike Brown, Drew Orr, Dorothy Shulman, Jay Martin, Rina Slavin, Ken Finkelman, Fred Margulies, Gerry Sircus, Martha Levites, Jeremy Metz, Mera Eisen and John Bergherr

Absent: Joy Radulavic

Guest: Rupen Soultanian

The minutes of the E.B. meeting 09-12-2014 was read and was passed unanimously without comment – Motion to accept – Rina second by Gerry.

“Our guest Rupen Soultanian” A parcel of land in the Colony was purchased by Soultanian and he wishes to give it back to the Colony. This land is not buildable, he stated he knows nothing about the Colony, doesn’t participate and wants to eliminate the annual maintenance fee to the Colony. The Board asked him to advise the town and school taxes on the property as well as a survey map. He seems amenable to any reasonable settlement of this matter.

The Board took no further action.

The following reports were presented:

1. Financial Report:

012 Operating funds	\$ 65,792.74
013 General Savings M&T	“ 2.23
014 Camp funds	“ 10,528.77
015 Water capital fund	“ 21,433.84
016 Capital improvement fund	\$ 62,762.62

2. Budget – There was one additional expense to this years budget, add \$660. for the barn renovator, Steve Miller, to complete a more detailed report on the proposed barn exterior, rather than \$440. originally anticipated. This was accepted unanimously without a motion and didn’t require a revision to the final 2015 budget. Mike requested we get additional quotes for doing three sides (not the back) if doing the whole barn gives us “sticker shock”.

3. Lake \$1,300. Was put aside for a report by Joe Riina of Site Design which will include a site visit, a detailed preliminary report and a meeting with the Board. Dan offered to contact Riina to determine what \$1,300. gets us. Although this dam is designated as “low threat level” a safety report may be required.

4. Barn/Camp – Maureen is resigning and the E.B. thanked her for her time on the Camp Committee and a job well done.

5. Hicks Lawsuit – Our Lawyer advised an appeal can take a year and since the appeal was affected, there was no reason not to pursue legal action to collect arrears on 19 Pond Street.

Motion by Mera. To authorize Calcagnini to collect arrears on 19 Pond Street. Second by Gerry – Unanimous.

6. Beach – Mera advised there is grass growing on the sand near the sitting area. She also stated that personal phone calls are a better way to get volunteers to do the rafts and spread sand. There was a 50/50 sharing of the cost of lifeguards between Colony and camp this year because there were no preseason guards hired. Preseason and postseason lifeguard costs are paid by the Colony as well as after 4P.M. and weekends.

7. Basketball Court – Having trouble getting M&M Tennis to respond for warranty repairs. Jay offered to get involved.

8. Social Committee – Dorothy requested that Social Committee do an assessment on participation in events, “Do enough people turn up”? Is it worth the cost?

Meeting adjourned at 1:30 P.M. By unanimous assent.

GBCA Executive Board Meeting Minutes of November 9, 2014

Present: Dan Fast, President; Ron Arnstein, Secretary; Adam Hubbard, Treasurer; Carol Nordgren, Mike Brown, Drew Orr, Dorothy Shulman, Jay Martin, Rina Slavin, Fred Margolies, Jeremy Metz, Mera Eisen and John Bergherr

Absent: Joy Radulavic and Gerry Sircus

The minutes of the E.B. meeting 10-12-2014 was read with an amendment by Rina – Motion to accept – Dorothy and second by John.

The following reports were presented:

1. Financial Report:

012 Operating funds	\$ 63,405.51
013 General Savings M&T	2.23
014 Camp funds	4,610.15
015 Water capital fund	21,434.75
016 Capital improvement fund	\$ 62,767.95

2. Lake – Joe Riina is coming Wednesday to assess cracks in the dam and will prepare a preliminary report on remediation including an estimate.

3. Barn – Steve Miller gave a report on structural deficiencies but did not give what was requested. The barn project was for exterior renovation. John will follow up with Miller who agreed to provide the targeted information with an estimate of costs.

4. Camp – 2015 Season begins June 29th. Efforts are underway to develop a budget plan and to try to get parents on the camp Committee.

5. Hicks – Calcagnini filed papers to recover arrears on 19 Pond Street.

6. Soultanian – Dan advised that Soultanian offered to pay the Colony four years of fees against his unbuildable and non-separable parcel with in the Colony. Dan will seek advice from Calcagnini. Town and school taxes will continue to be paid by Soultanian since he will own the parcel.

7. Beach – The beach clean-up will be scheduled for June 13th, with sand and mulch delivered earlier. Drew will look into retaining wall repairs.

8. Ballfield Access – It's apparent that the paved driveway put in by Ehnes made an access Road for the Colony much more expensive to construct. Dan Will contact contractors for cost estimate. Dan is still attempting to secure a copy of McGroary's Easement.

9. Roads – The Board thought it worthwhile to test road material for lead and asbestos because of people inhaling the dust kicked up by traffic. These are likely contaminants from construction debris which has been put down in the past. Ron will follow up.

No other Committees Reported and the meeting adjourned at 11 A.M..



**YOU'D BETTER NOT GO IN THERE---
THERE'S AN EXECUTIVE BOARD
MEETING GOING ON!**



**I WONDER WHAT THE SOCIAL COMMITTEE
HAS PLANNED FOR NEXT WEEKEND...**



Road Four Winter 2014