

Bolton LDC/NMI Meeting

June 30, 2010

The meeting was called to order at 6:17 pm.

Regular Meeting

Present: Phil Farbaniec, Joel Jacko, Zandy Gabriels and Scott Andersen

Absent: Art Baker, Ron Conover and Jason Saris

Announcements:

Public in Attendance: None

Treasurer's Report:

BLDC Treasurer's Report - Checking account \$13,110+/-

NMI- Treasurer's Report

NMI four (4) CD totals estimated \$310,000- Approx 2 at GFNB; 2 SNB

NMI Balance Sheet indicates on \$267,418.28 in CD's- check #1114- \$50,000 to GFNB for CD on Nov. 20, 2008.

Phil Farbaniec stated that they have experienced their first couple of transactions on the CD's and they are currently keeping a log in Donna Boggs' office. He stated that this log will help them keep track of transactions as well as see where they stand with each CD. Joel Jacko stated that the CD's have been moved around a little bit but the numbers are pretty much the same.

Phil Farbaniec stated that he stopped by the office to get a P & L year to date. He stated that it is hard to tell where they stand due to the differing starting positions. However, overall he does feel that they are in good standing.

Joel Jacko stated that they moved more money into the mortgage account. They had a non-interest bearing checking account and took \$50,000 out and put it into an interest bearing account. Because Norowal was short some cash to start, they have not moved any rental money into the Glens Falls account. He stated that once Norowal has built up their own cash, they will move the money back into GF National checking account.

Correspondence

Phil Farbaniec provided the members with copies of documents passed on from Counsel Muller which included a whistle blower policy and fiduciary. Phil Farbaniec provided copies of the Whistle Blower Protection Policy that was drafted by Counsel Muller. Counsel Muller is suggesting that they adopt this policy. He also provided a copies of Acknowledgement of

Fiduciary Duties and Responsibilities. This is a result of NYS advising Counsel Muller that all authorities should be dealing with this issue.

The Memorandum of Understanding between Norowal and the LGA has been signed by all parties. Phil Farbaniec stated that he does not believe that they have set up the Stewardship program yet. Zandy Gabriels stated that he thought that they had this program set up starting Memorial Day.

New Business

Look at discounting the 2 dock spaces still left.

Phil Farbaniec stated that Linda Bennett has offered a 1/3 discount for one of the spots. He stated that he feels that is a pretty deep discount and they will have to decide whether or not they want to discount the remaining spaces and by how much. Scott Andersen stated that he is not sure that they should get into this because it could ruffle the feathers of the other renters that have paid full price. Phil Farbaniec stated this is a new situation for them not renting every spot. He also indicated that that this was a specific spot for a boat of a specific size and thinks that is why they are considering this offer. Zandy Gabriels asked when they would consider making these discounts available. Scott Andersen stated that he is not concerned with the timing of the availability, but rather the amount of discount offered. He feels that they should try to fill the spots, but they should not discount the spots for more than 50% discount. There was further discussion by the Board members. Phil Farbaniec stated that they should accept the offer the 1/3 discount now and to allow a 50% discount after the July 15th.

Quarterly tax payments to NYS Income Tax

Phil Farbaniec stated that the payment has been made.

BLDC email account- spam- action?

Zandy Gabriels stated that this has become his responsibility. However, in the 2-3 years that he has been doing this he has only gotten 2 actual emails. He stated that he has to delete a lot of spam emails daily. He stated that they need a spam filter put on this account and Lori LaGoy is supposed to be taking care of it. He stated that it is waste of time and he needs it taken care of. Joel Jacko asked if they can just cancel the account. Zandy Gabriels stated that he believes that they are required by law to have an email account for the public to access them. He stated that he will talk to Art Baker since he seems to be the liaison to Lori LaGoy.

Are all commercial insurance binders in hand?

Phil Farbaniec stated that he will stop in tomorrow to see where they are at with this. Zandy Gabriels stated that the last he checked there were a few lacking proof. Scott Andersen stated that if someone is only launching once or twice a year, he doesn't have a problem with not providing insurance. However, someone that launched frequently or performs service on boats at Norowal should be required to provide such proof. He gave an example of the recent occurrence in which a commercial hauler tried to launch at Norowal and was turned away. He contacted Scott in order to explain what happened and to get some

answers. Scott Andersen stated that he explained their policy and defended that fact that they properly followed the policy. However, he was upset because the managers are allowing people they know do it and not stopping them. Phil Farbaniec stated that they have to make the staff aware that this policy extends to all commercial launchers.

Chain video- How many paid vs unpaid 4/15-6/25

Phil Farbaniec stated that it was his understanding that the chain is going up at 8pm. Scott Andersen agreed. Joel Jacko asked if they should look into possibly staggering their hours to extend their closing time to 9pm. Scott Andersen stated that he had no problem if they decided to extend the hours. However, that is not the problem, he feels that the chain needs to go up so that the public understands that they are closed and the ramp is not to be used. There was discussion over the State requesting keys to the ramp chain for their use when needed, especially if after-hours. The Board decided that no keys should be given out and that if any State agency or official needs to use it for any reason after-hours they can contact Norowal for assistance.

RESOLUTION:

Zandy Gabriels moved, seconded by Joel Jacko that no keys for the ramp chain are to be provided to any State Agencies or officials. **All in Favor. Motion Carried.**

The Board decided to have Counsel Muller draft a letter to the State regarding this decision. The letter will also indicate that if the State does need to use the facility in the off hours that they can contact Norowal to ask permission for the use of the ramp.

The Board decided that they would talk to the managers about using their discretion (i.e. emergencies) for any after-hours use, but otherwise requests should be deferred to the Board.

The Board decided on the following policy- the chain will go up at 8pm when staff goes home which will be in effect from July 4th until Labor day. Joel Jacko suggested that they put up a notice reflecting this policy so that the public is aware of it.

Phil Farbaniec stated that they will need to authorize NMI to repay for the tax money that the BLDC forwarded in March.

Showers-

Phil Farbaniec stated that Melvin has continued to do work on the showers. He has repainted and it does look a lot nicer.

Old Business

Next Meeting: Wednesday, July 28, 2010 @6pm Town Hall

Executive Session: The Board entered into Executive Session at 7:12pm

Adjourn:

Minutes respectfully submitted by Kristen MacEwan.

