Glass Lake Preservation Corporation Meeting Transcript

Saturday, October 24, 2026

Town Hall 10 AM

Q&A with Town of Sand Lake Supervisor Stephen Clemens

Stephen Clemens (SC) opened by stating the stabilization of the Glass Lake dam is the goal, with the goal of rectifying the conditions permanently. Town engineer, Wayne Bonesteel, came out and looked at it last fall. And then he came out again in April and looked at it. Our town engineer made the recommendation that, at least temporarily, the road would be closed due to the unknown structural integrity of the road and the underlying dam system. So that's when the road was closed. So our engineer, along with the Glass Lake Preservation Corporation engineer drafted a stabilization plan, which would use, some large boulders and rock baskets, which are basically these metal steel cages filled with smaller rocks to shore up the side of the dam there, and then basically, have the road stable. In order to do that work, we need a permit from DEC to work within the stream because you need to down to the stream level and work your way back up. DEC won't issue that permit to the town until the engineering assessment and the emergency action plan from the GLPC are filed and approved with the DEC. At this point we've basically been in a holding pattern.

Our engineer gave us a rough cost of $30,000 to $40,000 to do that stabilization work, try to get the road reopened in its former capacity. Since then, we've spoken with our engineer, we've also spoken with Jay Malloy contracting who's doing the phase on the bridge for us, to see if there's any other alternatives on how this could be rectified in a different manor or rectified in a more permanent fix. So what are the options that we looked at and it's not going to happen overnight, but it's kind of maybe the long-term goal. What we do here is we look at applying for funding through the Culvert New York program. The reason it has to be to Culvert New York is because it's not a bin bridge of being bridge identification member under the state of New York, so you can't apply to the Bridge New York program. And what that or the Culvert New York program allows is funding up to $1,500,000 for bridge replacement. And what that would do is basically do a precast deck and remove the center girder off or, , let's call it prepared or stabilization that sits on the dam. And then the abutments that the bridge ends sit on would be moved back off the dam. So this new bridge, you basically completely span over the dam and not touch it, not putting any downward pressure on it. That is the town's goal to apply for that funding that comes out

February. The awards are usually done in the following fall, so we apply in February 27th. We would know by November 27th if we are approved.

From there, would be design, to the engineering, and then construction, we're probably talking about 2029 to 2030 if that were to be approved on the first round. If we were to entertain that option, we knew we had a good chance of getting approved funding, which we probably would, due to the nature of the structure. One of the things that we would weigh the options on is, do we spend the $30,000 or $40,000 to stabilize the amendment for the time being, and reopen it as 2 lanes, or you're a lane and a half, or do we keep it as a reduced capacity, reduce speed, one lane.

The Town engineer also created a temporary reopening plan where the bridge view reopened this one lane and shifted the weight in the traffic away from the edge of the dam towards the lakeside. There would be a reduced weight load – roughly 5 tons – with speed bumps there. The Town does not have any mechanisms to enforce vehicle speed or vehicle weight. However, if it is legally posted, and if a truck or any vehicle, for that matter, that goes over that is in excess of that weight, it would be in violation. The Averill Park Fire Department, in my understanding, hasn't used that bridge in quite some time due to the nature of the weight. So, the only emergency vehicles that would likely to be crossing, that would probably be an ambulance.

Mary Beckmann (MB): Could you repeat that please – just the last part.

SC: To my understanding the APFD, even to the prior closure of the bridge, does not go over the bridge at this point so the only emergency vehicle likely to be cross it would be an ambulance.

So that's kind of the high level overview of the road, and we'll come back to questions on that. Regarding the Town's interaction with the Glass Lake Preservation Corp and, and where things stand currently and where we will be going forward, we have a similar situation going on on Burden Lake. That's slightly different as there are 3 parties involved (Burden Lake Preservation Corporation, Rensselaer County, and the Town of Sand Lake).

Dams in New York have a certain classification. Glass Lake is a Class B dam. So that's the same as Burden Lake, an intermediate hazard level. Certain protocols that have to get filed over 10 years are an Emergency Action Plan and Engineering Assessment. In the eyes of DEC, a user of a dam is an owner of a dam. On Burden Lake, as an example, we have a sewer line that goes through there and there is a road on top; and the Burden Lake

Preservation Corp. owns the dam structure. There are 3 users, even though the title interest of the property that the dam is on is owned by the Burden Lake Preservation Corporation. We're all owners in a sense. So at this juncture, the way it currently stands, if DEC were to get involved, the only way that, and that they would get involved beyond the EA and the EAP is if those documents were not filed, because they have to be filed in every 10 years. If they're not filed, then you get into enforcement action. And then you'd be under an order of consent, like we are Burden Lake. And at that juncture, the DEC would look at it as the Town of Sand Lake and Glass Lake Preservation Corporation, each 50% owners. That's only if the documents were not filed. And in the eyes of DEC, they don't care about the road or the lake. They just either want the dam to be in compliance or they want no dam at all.

Question: Al Aita (AA &former President of the GLPC) raised the question of what the definition of compliance is. Supervisor Clemens responded that DEC didn't come out and clearly define compliance, however, what they're looking for is a completed Emergency Action Plan, an Engineering Assessment, to ensure that that Engineering Assessment shows that the dam is structurally sounded in conformance with their requirements.

Al Aita stated that the original Emergency Action Plan (filed every year with DEC) and the Engineer's Assessment was done in 2016 (and in 2026) and that they have to be refiled every 10 years. GLPC President Bob Happy confirmed that the GLPC is in the process of achieving that (Engineer's Assessment "EA" filed with DEC September 3, 2026). Al stated that the Emergency Action Plan gets updated every year.

***AA** also stated that the GLPC's engineer assessed the dam as sound.*

SC: Our engineer took a different perspective. On it, he had some concerns about the dam, but more so about the road. In terms of the Engineering Assessment and the Emergency Action Plan, those aren't documents that we (the Town) traditionally get copies of, DEC doesn't supply them to us, because at this juncture, we're not classified as an owner of the dam, so we don't get copies of them.

AA stated that the Town does get copies of the EAP because the Town is a significant party in the phone tree.

SC indicated that one of the requirements of an Emergency Action Plan is inundation mapping. He stated: we just recently had to do this on Burden Lake is basically show if the dam were to breach at different levels of breach. To my knowledge, it's never changed. They do have that. So, yes, however, DEC, at least on Burden Lake, asked us to do

some different levels of inundation, which is mapping based on, for example, if there's a full breach versus a partial breach and who would be affected, how far downstream, what the flood levels would look like. So in those documents, that's where things stand. The best spot we can be in is both for the Glass Lake Preservation Corporation (GLPC) and Town of Sand Lake is not having the DEC get involved to the point of an order of consent because it gets significantly more expensive. It also gets significantly more cumbersome. So as an example, every roughly every 30 days, we have to have progress deliverable to the DEC. So that'd be progression on these engineering documents, and there were fines up to $5,000 a day. And then you have attorneys involved and attorneys get expensive. The point that I'm trying to get out here is, obviously, those documents at this point are on the GLPC to supply. However, the best thing is to make sure we're forward thinking. It's unfortunate what happened to Burden Lake, as they didn't supply those documents when beyond a reasonable time period, DEC got involved in, with enforcement action.

Memorandum of Understanding: What we had drafted earlier this year was basically a memorandum of understanding between the GLPC and the Town of Sand Lake, is that in some capacity, we'll work together, then try to remediate the structure that the dam and that the road ultimately sits on. I believe one of the hangups was that there was no dollar amount in there in terms of what these repairs would cost. At this point, we better understand what those repair costs are, but I think we also need to understand from you the GLPC is what is the long term goal of the dam? And that's, again, ultimately the high level overview. So, I think at this point, probably be best if I, open it up to questions and I can kind of ask questions.

Questions for Supervisor Clemens (SC)

Rob Mitchell (RM) asked Supervisor Clemens, with regard to replacing the bridge and then fortifying the abutment on the west side, if the Town is working toward replacement or just a stabilization?

SC responded stabilization on the west side.

RM So, the bridge, the decking, and the span, that’s great. But I think, isn’t it both? Don’t you want stabilization underneath and the bridge atop that?

SC affirmed: At this point, if we were going to do the stabilization, it is stabilizing that west bank where the rocks and the material are kind of decayed away. Longer term, if it was a full replacement, those abutments should be rebuilt further back, so that way the bridge would be a little taller, so basically span completely over the dam.

RM: Okay. And as those options come out, as people want to, I'm in favor of additional stabilization, building that up. which may or may not require a bridge being put in. So you

got a decision tree, stabilize it, can you open both lanes? Is it still one lane? I just want some way to get across the bridge.

SC: Correct. So, at this point, what we're going to be doing is opening it up to one lane, reduced traffic, and reducing weight. It's going have speed bumps, there'll be ample signage, which states what the weight limit is, which will be determined by our engineer. But we'll look at it somewhere in the 5-to-7-ton neighborhood. And then, at that juncture, once we get the requisite permits from DEC, once the EAP and the EA are approved through DEC, then we can make the decision. Do we want to spend the $30,000, $40,000, whatever that dollar amount is at the time that those permits are approved, the cost to stabilize it and reopen it fully, more are we close enough to the point where this could get rebuilt, and then rather, reinvest that, let's, $30,000 to $50,000 into the future replacement of the structure.

RM: So there's a... spillway level.

SC: Yes.

RM: Bridge being above the spillway, more or less, dam being below spillway, more or less the body that's holding back the water. There's a 6 inch PVC drain line in that face of the dam.

SC: The one that goes towards the west side and comes around?

RM: Yes.

RM: Where is that, what is that draining off? And is the rock, are the rocks that have fallen above or below that drain line?

SC: That drain line, to my understanding and talking with our highway superintendent, is no longer active. Something had shifted and it broke, but basically what that was doing was taking water that was coming off the bridge, rather having it just completely spill off with, and basically acted like a gutter and diverted it in. And it brought it parallel to the road, around the west bank, and then down. But if you look where that first 90 is where it comes from the parallel section of the road to the, let's call it the abutment, it's actually broken there.

RM: Where's the inlet to that?

SC: My understanding is that from our highway superintendent, is that on the north side, there is a small diversion gutter on the road.

RM: So the inlet is still open.

SC: Correct.

RM: There's a line break.

SC: Yes.

RM: So that water at the inlet is likely going somewhere.

SC: Yes, very likely. We were over there in one of the heavy rainstorms about two and a half, three weeks ago, and there was no water coming out of the pipe, in any capacity, so it's probably very likely clogged at this point from road sand and many other things.

RM: Okay, so if the inlet is still open to receiving water and there's a break, that water isn't moving, possibly eroding.

SC: I would probably disagree with that, because if you'd have to go look at it, I'm trying to do my best to explain it, but if you look at it, basically, it's just, it's a four, it's not a six inch pipe, but basically it comes down from the top to a 90 and then it comes parallel to the road, and then there's a break there. There are only 12 feet of pipe, you can clearly see the whole pipe, and there's no water coming out, so I believe they basically got that 1st 90s, probably clogged anyway. And that's been that way for probably close to 10 years, I'd say, based on from the recollection of my highway superintendent.

RM: The stone is a veneer or it may be structural. We don't know. Engineering, 2 sides. One says dam's fine, the other says, it's not fine. We have to evaluate it. Anything we can do to stabilize it, I'm all for that structure. Rebuilding the road, great. We all want to be here in 2030. 2032. And in any reopening, I'd appreciate it.

SC: Absolutely. Ultimately, we want to see the road reopen because we know it's a critical artery to get people across town. And a road that's safe for emergency vehicles where the APFD can use it again.

We're not asking, you know, the GLPC to that effect to say, hey, our road is your responsibility. No, not at all. Obviously there's going to be some interaction because of everything, let's say, below the spillway, is you guys (GLPC), everything, you say the spillway up as us (Town of Sand Lake). So we know there's going to be some interaction that we just want to make sure we're in a good working relationship.

RM: The road has being closed at least an adds an hour a day for me every day (traveling).

SC: And we're aware you're not the only one that's let us know if we want to make sure we can remedy.

Dave Hastings (DH): Hi, my name's Dave Hastings. I think I'm here by unpopular demand. Unfortunately, I know more about this than anybody, including the Town Board. I was against closing the access, because that was for the fish. So, my involvement started with bringing back the Co Kilkenny. And then Ron Berti, who owned the - Probably, well, at least the original house from Knowlson (old Haskel house on Schumann Road, clarification), who owned the bottom of the lake, and the dam, and the access. So, he was for a peaceful solution, and everybody getting along, and unfortunately, the ward was not for that. So I wound up being on the Rensselaer County Alliance. Well, it was the preservation at the time. And with Berti and keeping the access open, so I wound up collecting everything. From the Glass Lake Preservation. The Town Board, Berti, because we would, unfortunately, we were working with the Town Board. to keep, because they wanted the access open, and, and at the time, I was working with... Donna Cole, Fred Schreyer who was on our committee. I was a chairman of the committee. And... Russ Bennett, and even the Town Supervisor. At the time, even when he retired, wanted to join our committee. But they settled in the midst of it. Well, I had this big bucket of all of this information. Everything. All the deeds, all the stuff. And the people arguing who owned the dam, who own this, who own that. And Berti went through every deed. And I hit them all. So I said, I've had enough. They ruined my fishing, and I'm through.
So I said, Come take this great big bucket. So they came, and they took the very big bucket. And then they find out the Town says, we own the dam. I know, we don't own the dam. We own the dam, and the right to maintain it. But the land under it is not owned by the Glass Lake Preservation Corporation. And Berti and I decided that after, it is most likely, the land under the dam is owned by the Town. And that is pretty well proven that nobody else owns it.

Mitchell and Berti were arguing for years back and forth. And Mitchell said, maybe Berti owns it, because Knowlson had the land, the road down to the bridge originally. It wasn't a bridge. It was a dam. He built a dam there, and then the dam got washed out. He was leasing (?) it to it. The dam gets washed out, and they build a new dam. For 700 bucks, but I went to $179 over in the town, takes, and...

VLW Here Val thanked Dave and encouraged Dave to ask his question as we were pressed for time.

Dave Hastings (DH): He, the, the lawsuit, the town, the, Russ Bennett said that the corporation doesn't have clear title. I brought that up. The problem is, if they don't have clear titles, I don't think you should be dealing with them. And... I'm wondering if you know anything about that. It was in the loss of the answers, Russ Bennett, everything.

VLW: Thank you, Dave. Thank you.

SC: I don't know the answer to that, right off the top of my head. I have to look. You know, my understanding is, the Town doesn't have title interest to that property. In terms of, the GLPC, I'd have to do more digging on it. My understanding, and I could be way off base on this, was that, way back superseding, the GLPC is that that was all part of the Wynantskill Improvement Association. And when those dams are all split up, Burden Lake got theirs, each one took title interest to it. So that's my understanding, but that's get a high level overview.

Ed Berger (EB): I'm Ed Berger. I just need a clarification about something you mentioned. You mentioned something about $30,000 or $40,000 for work. Is that planning work and getting permissions or actually lifting big, heavy cages of rocks and putting them on the ground?

SC: Physical construction. So the price we got was from a company called CWG Excavation, contracting. They're the ones that put the second dyke box culvert in for us back in 2022. So, and again, this is a rough estimate, because until they obviously get into it and see, you know, how much, you know, work they're gonna have to do, but the range is 30 to $50,000. And what that entailed was basically cutting down to the bed of the stream level and doing those, I don't know, the proper name from them, but they're large metal cages filled with rocks about this big, and you build a space, you build those up, and it would be, you know, basically a rock metal embankment that holds the burn back.

EB: Okay, so the other question has to do, well, two things that always go together, time and money.

SC: Correct.

EB: So you've got the money part, what's the time?

SC: The time is whenever we get the requisite permits from DEC, because we can't throw a shovel on the ground until we have those DEC permits to work within the stream bed, **and we can't get those permits until the EAP and the EA are approved from DEC**. Then the other contingency on that is, there's, then again, I don't know the exact verbiage, but I believe it's like the trout spawning season, so you can only work, like, we're running into this on Thais Road bridge right now. Our Malloy contracting has to be out of the water by December 1st, and they can't go back into the water until I believe it's after April 1st. So, there's a time constraint on that as well.

EB: Thanks for clarification.

Question from the audience: Who holds the decision making on opening one lane?

SC: That would be the town. And ultimately, we're only going to do that based on the information we get from our engineer. So that's why, we did a Town Board resolution, I believe it was at our last meeting, which was I started 2 meetings ago in September. We just got his conceptual plan on 21st. Now what we're waiting for is the estimated load that the road can reasonably handle.

Peter Burkart (PB): I have two questions for clarification. I'm unclear how the repair now acquired differs from the repair you guys did a couple years ago. I know there's got to be a reason. I'd just be interested. First question. Second question, as I understand it, what you're looking for now from the GLPC is EA, EAP, be filed. As a president who was person involved with that 10 years ago, we did that. So what are you looking from us at this point in time? You keep mentioning $30,000, $40,000 for repair of the road, the dam with it. I think it's okay. I guess there's some disagreement. But it's a road, that's the problem. So, the $30,40,000, where is that coming from?

SC: So, I'll answer the first question. The repair is similar to the one that was done, and that was probably closer to 10 years ago. So it's very similar to that. However, we're going to go a little bit lower, because now, rather than using large boulders, we're using these. Again, I don't know the technical term for them, but basically, they need to start on a nice, flat, compacted surface, and because it's, you know, because we're going to be at or below the stream bed, we need that approval from DEC. **DEC doesn't give us those permits until they not only have the EA and the EAP filed, but they have to be approved by DEC before we can get that permit**.

PB: So, the first go around, the other side. You didn't need the DEC because you weren't below the stream bed.

SC: Correct.

PB: Second part, the bridge repair.

SC: So, ideally, we'd have a memorandum of understanding signed that says that in some capacity, we're going to work together on this. In the eyes of the Town, the structure that the road is sitting on, you know, has some shared responsibility with the GLPC. Part of that initial conversation that we had was, that we should each be responsible financially for this. At this juncture, after having conversations with Bob and some other individuals, it sounds like maybe that, at this point, the monetary side of things, the GLPC might be difficult. So we presented a couple options where basically we'll cover this initial repair. But then longer term, we want to ensure from the Town's perspective, that our liabilities mitigated. You know, that's why if we were to do a full bridge replacement, we would want to try to get all of our infrastructure off the dam.

PB: I see. So right now, right now, it looks like, with the paperwork, the approval, and so on, that can go forward. But in the future, you're trying to eliminate any liability there by taking this culvert system, which really it is, and make it in a dam with a full span across.

SC: Well, so it's technically a bridge now it's just not classified under the bridge identification ....

PB: And I went through this once before, it's not a bridge. It's not a bridge because it doesn't meet the requirements of a single span going across.

SC: So, well, yes and no. So, it is a bridge. It's not a culvert, because a culvert technically has a floor on it. This does not have a floor. The floor will just be the spillway. It does not fall under the bridge identification number system to the State of New York.

What we want to do is make it such that it's a standard bridge under the bridge identification number system. Even though we would go through the Culvert New York program, it would then be classified as a bin bridge, which makes it available for federal funding going forward.

PB: Okay, great. That's great news. All right, so right now, the GLPC needs to get this paperwork in, wait for DEC approval. And you guys will take care of the rest at this point in time, a decision will be made, how to do a single lane, single lane. In the future, further a collaboration on how the long term this is going to be.

SC: Correct. Like, and again, I'll give you kind of two additional pieces of information. One is, those repairs, whether it be one and a half or two lanes, however we want to classify it, would be determined based on how close we are to the proximity of having a new bridge. **If we're six months away, I don't think it's wise to spend the $50,000 to then rip it out and then redo it in six months.** If we're three years away, then, yes, we'd probably spend the money to do that. And then yes ultimately, we want to get a, you know, basically, a working agreement with the GLPC, so that way, when 5 years, 10 years, 15 years now, it's not us here in a room talking, people have something to look at and say, this is what happened at this juncture, and here's how we operate going forward.

Barry Leckonby (BL): I'm Barry. Steve, you mentioned that the dam at Burden Lake was a three way use. I assume you mean Town of Sand Lake, Burden Lake folks, and Rensselaer County.

SC: Yes

BL: You said that they're all users of that dam. I didn't hear whether you said you were a user of the Corporation's, dam, on Glass Lake.

SC: So in the eyes of DEC, technically, yes, at this point, we would be. However, that would only be applicable if we had to go under an order of consent, which would be if the EA and the EAP were never filed, or were never approved, or there was some major flaw in the dam that needed to be rectified.

BL: You just mentioned that once the new bridge goes in, you expand, span the dam.

SC: Correct.

BL: In other words, you would not be on the Glass Lake Preservation dam property, I guess, if I could use that word.

SC: Correct.

BL: Does that then mean that you would be removing yourself as a user?

SC: That's the goal.

BL: How can you be removing yourself if you still have the access for kayaks, et cetera?

SC: Because that's not on the dam. That would be a separate access point.

BL: The access, you say right now, for kayaks is not on the dam?

SC: I believe the dam in the eyes of DEC goes from basically edge to edge of the spillway. It doesn't extend beyond that.

BL: But you are, then, using the dyke part.

SC: Correct, and that's a separate, what I would classify as a separate matter that was litigated, 10 or 15 years ago.

BL: I just wanted to clarify the user term for what you consider Sand Lake being a user. At what property?

SC: At this point, yes. However, again, that only falls under if we were to go under an order of consent, in the eyes of DEC, this is coming directly from the DEC attorney, when, even though you're a user, failure to pay does not constitute your lack of liability. So, as an example, when we first started this with the BLPC, the Rensselaer County, and the town 4 or 5 years ago down in Burden Lake, you know, the BLPC said we're a nonprofit organization. We have no funds, and DEC basically failure to pay doesn't constitute your lack of liability. So if you fail to pay, and the other respective parties fail to pay, then the DEC will basically have the dam breached, because if no one's going to bring this into compliance, then they can't have a dam not in compliance, and the state isn’t in the business of taking over private dams.

BL: Thank you for your knowledge.

AA: One more question, can we have the Board, GLPC have, contacts at DEC?

SC: The person that we deal with is Donald Canistreri, head of damaged Dam Safety division. And when we reached out to him and see if there's any other alternatives to see if we can get our permits to work within the stream, you know, basically answers, no, because they want to ensure that everything is up to snuff before we start doing work.

AA: Okay, I understand all of that. Do you have a problem with the Board contacting him to discuss this?

SC: No, I think that's something that I'm guessing you guys are probably already working on it, submitted working on the EA.

AA: I may be wrong on this, but it was my impression that we did not have to do another full blown EAP, as long as it's been updated. But I may be wrong.

VLW: The engineer has made recommendations to update our EAP, which we need to adopt. That's where we stand right now with that.

BH: Val is serving Val is serving as the point person in contact with DEC. So that's in her hands.

SC: This is not going away. You have 77 residents or so that live on the lake. With Burden Lake, you have X number of residents, and you only have X number of contributions, and those number of contributions usually fall in a 50% or less threshold. So, again, there needs to be long-term sustainability because, again, giving a frame of reference, your Burden Lake situation is larger. It's a different scenario, but the Rensselaer County covered the EA and the EAP filing. The engineering costs on that was $120,000 to get that into compliance. So in 10 more years, that's probably going to be $220,000. And at that juncture, it's not going to be on Rensselaer County to pay for that probably. So what we're looking at down there is probably something that, again, you guys should at least start discussing, is a taxing district among the residents on the lake. That taxing district would basically set aside money for the future compliance of this. So, basically, the engineering, it can also be used for water quality. As an example, people in Burden Lake wanted to have some extra money thrown in there. So every time they treat the lake a couple times a year, that money can be collected, **and therefore they're not relying on a small number of people donating to the organization to pay for these things.** And the way that is done is one of two ways. So either the Town Board can do it, and then it would go to what is called permissive referendum, where 5% of the people in the proposed district return that Town Board resolution by getting

basically signatures or petitions. The second way that it can be done is by petition on the front end, meaning that if 51% of the requisite people, you know, or 51% of the tax and parcels that live on the lake, would sign on to it, then it goes forward. Obviously, there's other pieces to it, like, full math plan or report to set that up. But these are just some things that we're working through down there that I'm seeing that appear to be a good idea for longevity of the entity and the underlying dam system. So something, I'd be happy to chat with you guys more on, but I think it's just something that you guys would probably start looking into.

Bob Happy (BH): Stephen, what's the status of the taxing district over there at Burden Lake at the present time?

SC: So, we're not there yet. The way that the DEC consent order lines it up is that once we have an actual design and we know final cost, then we start the process of doing it. So we're probably about a year out. Obviously, that's under an order of consent, for things that fall under a certain time frame, and it's something you guys want to look at here. There is no order of consent, so really it could happen in any time. However, depending on which way you go, whether it be petition, or resolutions, subject to permissive referendum, you still need a full map plan, which basically means you guys would need to go through and select every property that you want in this district, and then you'd have an engineer drafted up, and then that would be what you move forward on. So it's probably going to take, you know, at least 6 months to get something like that underway.

MB: Because the Town benefits from the lake, would the Town also, or should they contribute to a tax district or charge?

SC: So the town does benefit the lake as well. So, I don't know the answer to that question if the time can legally contribute to it. However, the Town does collect and administer the money from it. As an example, unlike, let's say, a fire district or something to that effect where you can basically just set your budget and that's it, in a taxing district like this, you guys need to have an estimated cost based on actual quotes. So let's say it's $20,000 a year for engineering to set aside for this 10 year filings and another $20,000 a year. I'm using just hypothetical numbers at this point. Do you guys want to put in for water quality? That's what you would collect, and then that is divided up amongst every property in the proposed district based on set of value, just like the assessed value of your home. And then there's like a rate per 1000 of assessed value. And then when you when you pay your town tax builders, like your fire, street lights, there should be another line on the tax bill for those,

let's say 77 people that live on the lake. And then the Town administers it, basically goes into an escrow account, and then you guys manage that estro account. But the Town's the administrator. In terms of the Town's contribution, something you'd have to look into. But yeah, probably could contribute to that based on whatever the assessed value of that entry point is on Glass Lake Road. So what I'm using, again, hypothetical numbers here, let's say that that entry access is valued at $100,000. And let's say the total assessed value of all the properties in the district of the lake is $20 million for a number. So it'd be $100,000 of $20 million based on the price per 1000 in that scenario. If that makes sense.

RM: We can look at the taxation because we have a lot of tax collections on the lake. And a lot of that doesn't come back as any direct benefit to the residents.

SC: I guess I generally understand what you're saying. However, there needs to be a basis, a formula that this falls under, that's regulated by the New York State comptroller's office. It can't be an arbitrary calculation where, and I hypothetical here, that, Mr. Herman here pays, $5,000, and then the next person down pays $500, and then the town pays $5,000. It's just, there needs to have a basis of formula, which traditionally is based on the assessed value. And then you have a price for 1000. So, if your house is assessed at $500,000, you pay, using hypothetical, say ¢10 per, you know, 1000 or, you know, 500, about $50 a year in that scenario.

Will Cobb, 9 Pillars Lane (WC): Thank you. Appreciate all the information. But the mechanism that you're talking about right now is a mechanism for us to provide funds that we would kind of self opt into, to, you know, in order to have some sort of regulating mechanism for us to pay for things. But the other situation that you talked about at Burden Lake, that's a situation where it's kind of mandated because there was non-compliance and so they're responsible for 50%. Is that my understanding correctly that that's the reason they're going down that path?

SC: Yes and no. So they, prior to the noncompliance, they actually came to us looking to get into a taxing district for water quality purposes. I think it was around $30,000 a year that the lakes are spending on water treatment, and they wanted to do that because they were having the issue of, people weren't voluntarily contributing to the organization. And then that was right around the same time that DEC put the order of consent on. In this scenario, it was not required by DEC to do the types of districts. However, the 3 parties mutually agreed that this is probably the best resolution they show that the dam system stays in compliance going forward. So the goal there was to get everything up to 100%, and then turn it over to this new dam taxing district, so that future generations are responsible for the same issue that we're running into now.

BH: Thank you, Stephen. Thanks for coming.

Approval of Meeting Minutes from June 20, 2026

Bob Happy (BH): Can I get a motion to approve the minutes from June 20th.

Val Waldin (VLW): I motion.

Tim Komdat (TK): Second, Approved.

Treasurer's Report:

BH: Carolyn Windover is going to present the Treasurer's Report.

Carolyn Windover (CW): Oh, thank you. I had copies of the annual treasurer's report, as well as who paid dues. So, you grab that on your way in, and I think you might be able to put it up with the minutes, Val. Probably not the list of who paid on the website, but the Treasurer's Report on there.

So the short of it is that we have a lot less money coming in than money that is going out. We had a few expensive years with the treatment. The engineer's report, which I didn't include in the annual numbers because that was paid more recently. So a few expensive items right like you know those would actually be capitalized over all years. We're not going to spend this annually $30,000 on engineers.

I think that becomes a big issue if we look at the last few years, there's definitely a lot less money coming in than our expenses. So I think we do need to start thinking about what the best way to shore up the finances for the GLPC. Ideally, it would be great if everyone - 77 or so properties – would pay dues. I don't know if that's going to get us to a long-term, stable financial situation. I think there could be some discussions as to the amount whether or not it's a monthly or quarterly fee.

And something I personally want to work on is also making it easier to pay so maybe instead of doing checks and the PO box we can do an online form. And maybe an online way that you can, set up an auto payment or something. So I don't know if we want to open that up to discussion or if anyone has any other thoughts, but that's where the discussion about the tax district could be helpful just as a sense of this.

Thinking about the long term making sure that we're not having this issue every single year. It's definitely a bit dire in terms of the expenses that we had to cover with the engineering. And the lake treatment has been an expensive few years.

BH: I would only add that less than half the people paying dues that live on the lake. Re: a taxing district, we only need 51% of those folks to approve the taxing district. The word out on the street is we need a super majority, which is not true. We just need 51%. I think that could be a viable, long term solution, because it's the only way we can get the other half of the people who don't pay dues to kick in. But we're not going to cover that today. That was just my thoughts on it. As far as additional, thank you, Carolyn, can I have a motion to accept the Treasurer's Report?

Cyndie Mitchell (CM): No. I was raising my hand. We have to ask a question about the Treasurer's Report. So, let's see, two questions. One, where is the line item for the engineering work and report? And two, how is money allocated into the general funds and the dam maintenance fund?

CW: Re: the dam maintenance fund, we had that money and had to actually use some of I to cover the engineer's report. I do have a year to date treasurer's report as well. That was what we had prepared as the yearly report. It does have the engineers amount which was $27,750. I have a copy if anyone wants to come see this towards the end. But we did have to use some of the dam maintenance fund to cover that engineering report.Again it is quite dire the situation.

RM: This is as of May 31st, the fiscal year. Assuming the engineers report was paid after that, so that...

CW: So we had a few more dues come in, and then we had to pay the engineer's report where there is around $1,000 left in the account. And so as things come up between now and the next time we get dues, it would be great if people wanted to make some donations to the dam.

Rm; So if this is updated October 31st, we'll see that.

CW: Yes, yes. Yes.

RM: Looking forward to that. Thank you.

CW: And that's another call, if anyone has not paid their dues, I would still like to or would like to make some donations to the dam fund. That would be really appreciated as we're trying to figure out the best way forward. All I can say is that, you know, what has been done in the past to try to, collect funds and pay for these expenses are going up. We all see, prices are increasing. The expenses are going up and we're not really taking in much additional money on, and some of that might be who's paying dues this year versus last year, but I don't necessarily think that that.

I think we do need to think about what comes next, whether it's a special tax district or increasing the dues. And again, if I do understand that it's kind of a lot to just write a large check like that. And so if I'm able to pay it in quarterly installments or monthly is a little bit easier. I would be happy to discuss some better ways that we can manage this. But, I do think that when we think about the yearly cost as far as access to the lake and and maintenance, it is pretty low overall. I think we may want to discuss just some of the longer term approach here because it's a lot a lot more money going out than coming in.

MB: Just perhaps, if there was a little bit more, I don't want to say transparency, but let people know what's going on, like, thinking about a tax district, perhaps more people would, they don't want that, I would think. Maybe donate because it would help for now, and just tell them where the money's going, and just keeping them a little more, I don't want to say, just let them know what's going on, because then they'll feel part of something. It'll be more, maybe, inclined to contribute to goal, because it helps everyone.

CW: No, that's very helpful. I don't know how the logistics of the special tax district would work, but I would be under the impression that it wouldn't be materially more than what you're paying right now. It would make sure that the burden is across all. And so, it actually could be around the same or less for the people who do pay their dues, so.

BH: This is a historic issue for us on the lake, that people don't pay their dues. and have not paid their dues for as long as I've been here. I'm still a newbie. I've only been here for 25 years. But the only way we're going to get people to kick in is by, is through the taxing district, in my opinion, at this point.

AA: We never really proceeded.

CM: So my understanding from Stephen was that it is an opt in for the tax district, which does not necessarily mean that 100% of the people live on the lake are going to opt in.

BH: I think he said there were two, two things that he could do. One was make it mandatory, make it part of your tax bill, which is the only way we're going to get the 50% who don't pay dues to kick in. Now, nobody wants to see their taxes get raised, but this is an existential issue that we have with the dam. And it's going to come up again in three or four years. In 10 years. So we have got to put some money in the treasury to address some of these issues.

EB: is there currently a plan to let that kind of information be sent out to the other half of the people that don't seem to be caring?

VLW: There are a few people who have indicated an interest in outreach. Cyndie Mitchell has been one of them. I think outreach and people, literally, some folks are willing to go door to door, Ed, and talk about our situation. I mean, not everybody just goes to the

website nor these meetings. So that group, I think would be critical - our neighbors. That's one recommendation. It's not everything.

CW: And we've talked about a letter. Perhaps the letter could be, maybe, from the treasurer, or maybe the treasurer and the president just to give a little bit more information as to, the current situation.

BH: You have to be careful about messaging this kind of a thing, because if people get the sense that, uh, I'm sorry, Nancy, go ahead.

Nancy Dunn (ND): That's what Linda and I did. We went back. door to door. We had a sum of money that we had in mind, $450, and we got 90 over 90% of the people on the lake paid it. But that was door to door.

BH: So you're volunteering to do that again?

ND: That's how it works. It really is. Well, you get to meet the people.

BH: Maybe you could bundle your questions, Rob, so we don't have to keep going back and forth. We have to move along.

BH: I think it's a good idea. I think the only way to do it is by going door to door.

VLW: And Cyndie, I know you offered in earnest. We need a committee. We need committees, we need people. If anybody's interested in that, let us know, okay? Because we need to get moving on that.

AA: I just have a question and a request. You are stating periodically that we have more money going out than coming in. But for example, the major expense here is treatment of the lake, which is 26 somewhat thousand dollars. That's not every year.

CW: Exactly. I'm just saying that, right now, things are dire, because we had two large expenses. We had the milfoil treatment last year, and then we had the engineer’s report this year..

AA: Which brings me to my second case. Are you able to get us a perspective of your prospective budget going forward, my expenses?

CW: Yes, we can look at long term, what we need coming in so that, again, this ideally, this is capitalize over 10 years.

And maybe this was something that was should have been capitalized over 10 years, and we should have been prepared for it. But it was a large expense that had left our

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resources quite depleted so.

BH: Just as an example, I have on my desk, as it were, as does Carolyn, a bill from the engineering company for, I think, $11,000 that has not been paid. I haven't signed the amendment, the addendum to that agreement either. I wanted to see how things are going to go this morning, and how things are going to go a week from Tuesday (Election Day).

PB: I think about expenses in the future. We started this organization 34 years ago. The model doesn't work anymore. Much money that needs to come forward. And I think that if you go out and look for it, I think you need to go to the door to go. I think absolutely needs to be done. Additional expenses, I think, will come in to play. The engineering reports have to go into the DEC, the DEC's going to evaluate it. They're going to apply things that need to be corrected. And they're going to send to us action plans and a timeline when they want to be completed. That's going to be more money. So we really need to get to the point where we can raise more income for this organization and your way doesn't work anymore and a taxing district is absolutely the way to go.

BH: Any other questions? Rob, did you have anything else on the… treasurer report or anything?

The motion to approve the treasurer's report?

VLW: Motion to approve.

ND: Seconded. Motion carried.

Lowering the Lake

BH: As far as additional items here, we're gonna lower the lake on October 2nd of next year. Hopefully, we'll have more success than we had this past year. We opened up the valve. We thought we had a pretty good flow on it, but there was no perceivable drop in the water level. That's what did it. I think we talked enough about the dam, we've talked about fundraising.

Dock at Creek Lane

BH: There's another dock on Creek Lane. That's not the issue we've had before with Creek Lane. Somebody put a new dock in down there, and, of course, the neighbors who lived there complained. Rightfully so, because that's GLPC property.

And, the docks that were there were grandfathered in. So there's a prescriptive easement there, so they can keep the dock, the docks there, but not the new one. And I talked to our attorney Lawrence Howard about that, and he suggested that we both write the property owner who put the doc in and tell him to take it out, because it's on our property. So we're going to do that.

Communications Committee

BH: Val, I think, spoke to somebody about a communications committee. There's been some talk here about communications and transparency. A lot of the people that complained at the last meeting that we needed to have more meetings are not here today, which is sort of interesting and infuriating to a great degree. Somebody said last time around, they wanted us to have four meetings a year.

Matt Rutherford (MR): That was me. I'm here.

BH: We're not going to have four meetings a year. I mean, the same people show up every time, so we'll have two. If anybody wants to talk to Val or me about a Communications Committee?

CM: I'm happy to help.

MB: Just so we don't get burned out, even if nothing's going on, I think people would feel more included. You know, because it's a lot of work behind the scenes, no one knows. So I think if they knew even, okay, we're working on this, we don't have a quick resolution, but, even just a quick email, I think would maybe make people more apt to be included and help.

BH: Alright, we'll follow up with that.

MB: I'm happy to help.

BH: Yeah, Val will follow up with you. Mary, okay?

VLW: Okay, great idea.

CW: I would also say that, whoever is going to help with the door to door, also making sure that we've got the email list updated because I think that could be something that becomes a bit challenging. Not everyone's checking the website. Like the communication is sometimes, you know, that was a great job of updating the website and making it available, but some people need to get it in multiple forms, or people just don't think to check their website as often, so.

VLW: I was going to wait for the secretary's report, but kind of along those lines We don't have a vice president. If there were someone in the vice president position. I would be willing to, if somebody could take over the secretary position. But we need a vice president. We need more help. I mean, the website, the communicating with DEC, maintaining the contact information, minutes, you know, we all have our hands full, but what I'm saying is I would love to see an active vice president assisting Bob, Bob still works, is not retired. So please think about that. Sorry, I hope that was okay to bring... it's the truth. If the secretary is doing what s/he is supposed to be doing or he, then that person can also do a lot more communication. But we're juggling multiple roles here. We need a vice president, who will be a working vice president.

BH: Val, you had mentioned to me a couple weeks ago that someone was asking about board member terms.

VLW: Yes.

CM: Can you please tell me who the board members are at this point in time, how many we have, because we're supposed to have seven on the Board; and how many openings for committees, and whatever else there are, because you have people here, but if we only have meetings every so often, and we only hear about the stuff at the meeting, and maybe people can't make the meeting that wanted to be here, we don't know.

NOTE SUBSEQUENT TO THIS MEETING MAUREEN STRAIGHT RESIGNED FOR PERSONAL REASONS THUS THERE ARE 2 OPENINGS ON THE BOARD OF DIRECTORS AT THIS POINT IN TIME.

BH: Okay. Board members are Bob Happy, Val Lang Waldin, Carolyn Windover, John Windover, could not be here today, 'cause I think he's on vacation, Carolyn. And Maureen*. And Maureen Sraight. Okay. who wasn't feeling well. There's something going on. Barry is active, but he's not technically a board member. So we have six. We have one opening.

VLW: As for committees, communications, that would be the person who goes door to door. If I can just jump in. We definitely need a Dam Committee. Big time. We all live on the lake because we, of the lake. It's been stressed how severe this is, and I, Janet, who's an engineer, to her I just need to do a shout out.

As far as a Dam Committee goes, we met last night with also my brother, who's a hydro geologist, and went through this report, and it's no joke. I just need to say that DEC very well could step in and breach our dam. It's happened. It happened in Hadlock Pond in Fort Ann.

CORRECTION: HADLOCK WAS A DAM FAILURE, NOT A DAM BREACH BY DEC.

The whole north end of the lake would be gone. And on our side, on the south end, it would be about a third of what it is right now. It's possible. It's very possible. It has to be a priority when you see what happened and what can happen, we would have a mud pile with all the debris, all the crap. We don't know what we'd find, but it wouldn't be Glass Lake anymore. We all have got challenges, but maintaining Glass Lake has got to become one if you live here. So a Dam Committee, a Communications Committee, and, we already have a Bylaws Committee. I can't think of any other committees right now, but communications could be you know yeah.

From the audience: I think a Fundraising Committee.

VLW: That was it. So, people want to think about it, or they want to volunteer right now, as chairs or members, it's starting something.

MR: I'd be happy to help, but it's going to be tough when we're not gonna see each other again until the next meeting.

VLW: Well, we can call special get togethers. Even if it's not the whole group. It doesn't have to be here, although I will say, I think meetings for conducting business should be here. I think that when you're trying to take minutes, conduct Zoom, and keep, keep it organized, as secretary, I don't see that being effective at Tighe's. But I'm all for, getting together and talking about a particular issue.

AA: Yes. Are we going to issue a request for contributions?

BH: We do that regularly. I think we should send another one out before the end of the year.

AA: I have never seen one.

BH: That can't be true, Al.

AA: It is.

BH: Well, I've seen the letters. I've seen them. I written them.

CW: We will send a letter but consider this an informal request.

It sounds like it's been a little while, but I think we can definitely do that.

AA: You should. It would be appreciated.

WC: On the fundraising side of things, it sounds like people could be in favor of the tax district. I think if we put together a proposal of what the operating budget would need to date, what you would want it to be ideally. I think we should be putting together a little bit of a proposal around what the guidelines would look like in order to change the budget, so that that way we understand what would be mandated from a tax perspective, and then also putting together a view of what is the kind of a median, the average, the 3rd quartile, and maximum, you know, percentage that someone would be responsible for. I'm happy to help with any of that. I've already got a bot looking at the assessed values and trying to provide a view of median and average and all that so we can have an idea of what my own responsibility of that would be**. I think if we put that together and we combine that with what folks want to do on the door knocking side of things and the communications, we could go at it in two ways, which is, one, in the short term, let's try to get the $250 in any additional money that people are willing to provide, but also let's use that touchpoint as an opportunity to raise the proposal of the tax district, but with real details so that that way people know what their responsibility would be relative to the 250 that they're already paying.** And what burden would be shared by the folks that aren't in that 51%? And as I said, I'm happy to support the kind of the analysis and drawing that up. at least at least loosely. I'd be happy to do the analysis with the guidelines.

CW: I think that I would appreciate some help with that and a Finance Committee. And, to talk about projecting what this would look like. But then also think about even as simple as like a more efficient way to be collecting dues and everything.

VLW: So be Will and anybody who's interested in helping with the Finance Committee (even if you're just cranking numbers behind the scenes and not on the committee per se) could talk to Carolyn.

CW: That's great. I mean, I haven't run all the numbers on a special tax district and I need to get more up to speed on what that could mean. But, my hope is that it wouldn't be materially different. It would just be like an easier way for all of you to contribute. And then also share the burden a little bit more so again, the hope would be that it, especially for the people who are already paying their dues, it wouldn't be much different and I think we would really aim to make sure that it wouldn't be materially different at least in in the short term.

WC: If you take the 250 multiply by 77, you don't even get $20 grand.

Given what we're spending on these one-time issues, we're going to need, it's going to need to be more than $20,000. So, if only 51% are paying today, like, we're going to have a situation where dues are going to be higher than $250 per person, especially given your assessed value in the lake.

CW: It wouldn't be that much more, but I think that as a baseline, $250 is just not enough to keep this organization running. And, you know, if we made it like a monthly or quarterly, I understand that it could be hard to stomach like a much larger annual dues. And so I'd love to talk about ways to make that a little bit easier. You know, like a lot of, you know, this is not an HOA, but a lot of HOA fees are much more substantial on a monthly basis. And so just about $20 a month is really not that much. You might pay that much for like Netflix or something. Again, getting 100% participation in paying into the lake is great for the future of the lake and making sure that everyone has a financial stake in it and really cares about it. However, it's not going to cover the long-term expenses.

VLW: I'd like to give a shout-out to Janet Brown who met with me and my brother last night about the EA (Engineering Assessment).

Janet Brown (JB): know we've talked before a little bit about becoming a 501(c)(3) so we can be eligible for a DEC grant. I did talk to DEC. They will have another round coming up this sp ring/summer for dam repairs and they require a 25% match from GLPC. So, looking at the engineering assessment (EA) recommendations, I think we have to have a longer-term strategic plan to implement those. As with Burden Lake, we don't want to be pushed into a consent order with DEC. We need our engineer to prioritize the critical path items with costs and that will inform how much money GLPC would need to plan for long-term, regardless of funding mechanisms (dues/other contributions, grants, taxing district, etc.

To implement those recommendations, the money needed for engineering will be more frequent than every 10 years (frequency the EA is due to DEC for intermediate hazard dams). Val, Jeff and I went over the EA last night, and Jeff ran a few very basic, back-of-the-envelope calculations to raise the dike a little more than a foot (per the EA). He came up with a volume of around 3,000 cubic yards (translates to ~150, 20-cubic yard dump trucks), the cost of which will make people clutch their pearls (low end $75K just for materials), and that doesn't include the engineering, construction/placement, need small equipment and likely more than one staging area, to work behind homes the length of the dike and therefore will take longer to construct, plus necessary construction oversight to ensure the contractor is properly implementing the design/plans/specs.

VLW: So, in summary, we need folks for the Communications Committee, talk to us. Please, think about it. The Dam Committee, critical. The Finance Committee. Financing, right, I've got finance and fundraising interchangeable. And of course, Bylaws.

AA: Can I interject one thing? I know, you want to get out of here. So do I. But it is very important. Is it okay?

BH: Go ahead, Al.

AA: Okay. A lot of people are talking about the engineer's report and expanding the spill way. Gomez took the original report done in 2016 by WSP, and they extrapolated from that. However, what they did not do is take the *updated* report, which was done when I was in charge. The engineer came back and said, You can expand the spillway all you want. It won't matter. They never took a hydraulic analysis of the flow. They just considered the road flat. So that was done, and they said, you know, you don't need to expand now, which you actually need to do is designate the road, and I forgot how they said it, as an alternative spillway. And this has been done, I researched it a lot of places, I've done this. But they're not talking about that, and they never looked at it. You know, so at some point in time, it's going to cost another $15,000. They're going to have to do that. Because you can't expand it, though because don't own any land over there anyway. I have the reports for that. I just wanted to let them understand that WSP backpedaled on that.

BH: Okay. Thank you. Does that conclude your report, Val?

Secretary's Report

In addition to the dam, the Burden Lake issue, communications and committee designations, DEC forms, I just thought a couple things. When I email folks, the prior secretary did blind carbon copy. When people want to hit and talk to everybody, I don't know if that you can reply all with blind carbon copy. So it would do people want blind carbon copy or do they want their emails displayed?

WC: I think it'd be great to have a blind distribution list, so that that way people don't reply at all and create a massive, uh, but I do think that if we created a group distribution list on Google groups or something like that, so that way folks could access, right? If they had, you know, if we wanted to send a note to the group, that would be that would be great too.

VLW: I'll work on that.

WC: I am happy to help with that as well.

BH: Is there anything else with the secretary's report?

VLW: No, everything pretty much has been covered that I wanted to mention.

BH: Thanks, Val.

Bylaws

BH: We met a couple weeks ago at Peter and Pat Burkart's house, and went through the bylaws, and Peter has a great institutional memory for everything, about the GLPC, but especially the bylaws, and we distributed those a couple weeks ago. There's no action that needs to be required now. We will call for a vote before our next meeting, for the membership to affirm those bylaws.

Open Floor

MR: We live, uh, right across from Bears Head Road. So we're fighting a losing battle here, for sure. You're never going to get caught up with expenses and $200 dues are not going to do anything. But what would be the downside of not paying the tax anymore, letting the Town take it over, and then 100% of the liability and the expenses are all on the Town. All this financial conversation goes away.

BH: You should have asked that when Stephen was here.

MR: Well, I wasn't allowed.

BH: No, we had a Q and A with him. He was standing right here.

MR: This has nothing to do with Stephen Clemens. It would be us not paying the taxes anymore. The corporation and letting the Town take it over.

BH: Well, he is the Town, is he not?

MR: This has nothing to do with him, no.

BH: You just said it was the Town.

MR: No, I understand. Making the decision to not pay the taxes anymore has nothing to do with it. If we didn't pay the taxes anymore, the Town took it over, all the liability and the expense would be on that.

Inaudible discussion

Tim Komdat (TK): So when the Town puts a fence across the dyke, because they now own it, where is that going to get us? Right? I don't think that's workable.

BH: And we had the guy here to comment on it, and we didn't take advantage of it.

Dave? Please be brief.

DH: I just want… What you discussed before that… the Town? I gave you the… where the Town said that we didn't have clear title. And they gave quite a few reasons they went in the lawsuit, or the Article, 15 or 78, whatever, and he answers, and they said, Who's this, Jeffrey Lawrence? Well, I just come up with a… I hadn't gone through this stuff when I gave it, so when I came back, I'm sorry, I did. It says here, one year later, after we submitted to the Town on a lawsuit, and they said, We didn't have clear title.

We, November 26, 2000, drew up new deed. Well, such and such, and it says not recorded. Now, we got a few people here, who are here in 2000, when the deed was drawn up, and not recorded. So somebody knows that the deed was no good. What's this?

Does somebody have the new deed that wasn't recorded? I got his name here. Paul. I can't read. Why? Why? But anyway, we'll find, maybe, he was the old attorney. I think if we proceed with the old title, for the Town known, we do not have clear title. And I know. Russ Spann, somebody met with Russ calling the secretary, but he's a Town, he was a Town Attorney. If we go ahead, they say, We're going to drain the lake. And we say, No, you're not, we're going to sue you. That's what you're saying.

BH: That's what I said. That right.

DH: That's what you said. Yeah. Now, you sue them, and you give them, are you going to give them this again, that they know is no good, and it's not, and you don't have clear title, or are we going to get clear title? If, if there's no, if we have clear title or do we have clear title from this other? We already wasted $78,000 on the lawsuit over the access, which I knew, we were going to lose. The minute, they started talking about it.

PB: Dave, what date are you referring to? I have a copy here. This is a recording. I had. Recorded on 5th of April, 1999. It's from the Wynantskill Improvement Association to the GLPC, There's a deed, and it says it's recorded, April 5, 1999. Is it the same thing? (*Dave and Peter compared documents*.) Peter indicated the deed in his possession was signed.

BH: One more question.

CM: I don't think we really talked about board member terms.

VLW: I am all for getting clear on how long we are here. I don’t know myself.

PB: The Bylaws say three years.

BH: You know what we're going to do, Val? I think we're going to go back and look at the minutes and send out a notification to the membership as to who is on the Board, when their term began, and when it ends.

VLW: Very good.

BH: Motion to adjourn. Motion by AA. Now, second? ND seconded the motion to adjourn. The meeting concluded at 11:42 AM.