

**Emerald Green Property Owners Association – Monthly Meeting**

**April 19, 2020**

<b>Name</b>	<b>Present</b>	<b>Guest</b>
Alan Schantz	✓	Michael Hoyt, Manager
Sharon Bobbins	✓	Marvin Newberg
Ken Herfield	✓	Bob Ernst
Ralph Embro		
Joel Cohn	✓	Carla Cohn
David Feller	✓	
Shelly Bellovin	✓	
Arthur Kaplan	✓	
Julian Price	✓	
Bob Koniak		
Jeff Weinstein	✓	

Meeting was called to order at 9:00 am by President Alan Schantz, followed by the Pledge of Allegiance and roll call.

**Approval of Minutes**

Last meeting's minutes were accepted

**President Report**

Project have come to a halt since there is a state wide ban on all construction except for emergencies. The hole in the office roof is being repaired

The pool is ready to continue as soon as the ban is lifted. The pool and pump houses are complete. Work began on the tennis and pickle ball courts.

July assessment bills will be sent out but we need to be patient.

People are complaining about people driving vehicles on the golf course. Marvin will review the indemnity from the owner to ensure we have the authority to take action i.e. speak to the residents.

Compacter was discussed. Joel will send the contact information to David who will reach out and ask his questions. Once the numbers are known, a recommendation will be made to the board at a special meeting which will be held in two weeks.

Mailboxes are being addressed and a letter will be sent out.

**Water Company**

A resolution to lend money and to make the loan to the water company was passed by all members. The resolution is attached.

### Manager's Report

Nothing to report.

### Aesthetics & Environmental Committee

Nothing to report.

### Building Code Committee

Nothing to report.

### By Laws Committee

Article VI, Directors, Section 1. The amendment to change the number of directors from 12 to 11 was passed. All members, except Ken, approved the change.

Article VI, Directors, Section 3. The amendment to replace a two successive three-year term limit to a three successive three-year limit was approved. All members, except Dave, approved the change.

Article XIII, Section 7. The amendment to increase the amount of expenditures from the Reserve Fund that the Board of Directors can make without prior approval of the Members from \$10,000 to \$25,000 and to increase the amount of emergency expenditures from the Reserve Fund that the Board of Directors can expand from \$17,500 to \$50,000 did not pass. The following members voted for the change: Alan, Ken, Joel. The following members voted against the change: Sharon, David, Shelly, Arthur, Julian and Jeff.

Article XIV. Transfer and Construction Fund Section 1, Paragraph 1. Delete from Paragraph 1 the limitation of any increase to the transfer fee being limited to the increase in the Consumer Price Index. This was unanimously approved by all members.

Article XIV. Financial Statement and Budget Sections 4,5, 6 are to be deleted. This was passed. All members, except Dave, approved the change.

### Community Events Committee

All events are on hold until further notice.

### Financial Committee

Joel presented the financials and they were approved.

### Insurance/Legal Committee

Insurance premium is higher than last year. Once the new buildings are completed, we will be able to look at different policies.

**Lake Committee**

Stocking the lake with fish has been approved.

**Long Range Planning Committee**

Nothing to report

**Management Committee**

Nothing to report.

**Marketing Committee**

Nothing to report.

**Oversight Committee**

Nothing to report.

**Pools Committee**

Nothing to report.

**Security Committee**

Nothing to report.

**Technology Committee**

Michael is looking into using Zoom for the August board meeting.

Michael again reported the web site is functioning but the company that hosts it is going out of business. A new web page is being designed and a new company is being used.

The proposed cell phone tower behind the sign on Rt 17 was discussed. There will be a town meeting.

**Dams Committee Report**

Nothing to report.

**Renters Committee**

Nothing to report.

**New Business**

Nothing to report.

RESOLUTION

EMERALD GREEN PROPERTY OWNERS ASSOCIATION, INC.

The Emerald Green Lake Louise Marie Water Company, Inc. (Water Co.) has encountered unanticipated major expenses in connection with the emergency repairs necessitated by the Town's sewer district infrastructure improvements and required improvements to the Water Plant. There have also been cash flow issues due to the Public Service Commission authorizing a rate increase substantially less than requested and the COVID-19 emergency has also caused serious water charge collection shortfalls. To keep the Water Co. able to meet its obligations and insure continued delivery of safe water to our residents, it is necessary for EGPOA, the owner of the Water Company, to extend to the Water Company a Line of Credit up to \$250,000.00. However much of that amount is advanced and lent to the Water Co. will be recouped by an assessment to the community.

RESOLUTION adopted April 19, 2020 by the EGPOA Board of Directors.

By: \_\_\_\_\_  
Carla Cohn, Secretary

## BY-LAWS AMENDMENT RESOLUTION

The Board of Directors on April 19, 2020, by a two-thirds vote of the Board, resolved to offer to the members at the Annual Meeting the following four proposed Amendments to the By-laws.

1. Article VI, Directors, Section 1. shall be amended to reduce the number of the directors from 12 to 11. The reduction from 12 to 11 shall be accomplished at the 2021 Annual Meeting for election of directors.

2. Article VI, Directors, Section 3. is amended to replace the two successive three year term limit with a three successive three year term limit.

3. Article XIV, Construction Fund, Section 1., paragraph 1, is amended to delete from paragraph 1 the limitation of any increase of the transfer fee being limited to the increase in Consumer Price Index.

Section 1., paragraph 1 shall be amended to read as follows:

1. Transfer fees are payable to the Corporation, as follows:

“1. One Thousand Five Hundred Fifty (\$1,550.00) Dollars for transfer of a lot with an existing house thereon to a new owner which shall be paid by the Buyer prior to the Buyers being recognized as a member of the Corporation.”

“2. Five Hundred (\$500.00) Dollars of each developed lot defined as a lot that has sewer and water connection but not a house which charge shall be paid by the Buyer prior to the Buyers being recognized as a member of the Corporation.”

“3. Fifty (\$50.00) Dollars for transfer of each undeveloped lot which charge shall be paid by the Buyer prior to the Buyers being recognized as a member of the Corporation.”

“Section 2., Changes and Transfer fees shall be set in the following manner”

The Board of Directors shall fix transfer fees at the Re-organizational Meeting of the Board of Directors directly following the Annual Meeting. All changes in the amount of transfer fees shall be at the discretion of the Board of Directors.

4. “Article XVI, Financial Statement and Budget”

“Sections 4., 5., 6. are to be deleted.

5. A proposed Amendment to increase the amount that the Board of Directors can expend from the Reserve Fund without the approval of the membership for repair and maintenance and for emergencies was defeated.