

## Emerald Green Property Owners Association – Monthly Meeting

June 07, 2020

Name	Present	Guest
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

Reference for water company resolution to lend money and to make the loan, including loan documents. Attached to April 19 minutes.

The proposed By-Laws amendment regarding the size of the Board of Directors was corrected to be 12 is reduced to 11, instead of 12 is reduced to 9.

Last meeting's minutes were accepted.

### President Report

First zoom meeting.

Annual meeting, August 23<sup>rd</sup>, if zoom meeting, all voting done by mail. 4 board openings. All resumes and documentation need to be received by Friday, July 3<sup>rd</sup>.

Project status. Pool being worked on as can be seen. Variables: pool need to be finished, landscaping, town approval. Pickle ball and tennis courts by Entertainium complete. Parking lots added by Entertainium completed as well.

Proposed a second beach area by the dam i.e. tables, chairs and change landscape for beach area. More investigation needed to make it available for swimming.

Dogs not allowed on the beach.

Compacter. David provided a lot of information. If buy the dumpsters, do not need to spend money on slab but more money in electric. New slab to left of entrance to boat storage area, less cost in electric,

more cost in slab. Startup costs \$10,000 - \$15,000. Cost to run would be a service that will cost \$24,000/year, approximately \$39/home. Bears make a mess. Paul recommended a second compactor dumpster for recyclables. 40% at Emerald Green do not use trash removal. However, some currently not using the pick-up service will plan on using the compactor. 4/100 compactors are in residential areas. 3/4 now use handyman to pick up garbage. Fall and spring cleanup are included in current rates by Thompson. Liable if banned items are thrown in the compactor.

Bear proof dumpster is not stopping the bears. A survey will be sent out to determine the interest in using the compactor. Survey will include the costs, pros and cons.

Last board meeting, issue people trespassing on the golf course. Sheriff was called and things have been quieter.

Project status – have bids on Entertainium. Bids have been below what was forecasted. Need numbers for landscaping etc.

Residents want to physically be in front of the board. Board will meet in person as soon as the governor gives the OK to have public meetings.

#### Water Company

\$30,000 unpaid bills. Currently cannot send out a turn off notice because of Covid-19.

PSC – Emergency surcharge will be presented in July or August session. Michael has established a relationship with the engineers. 80+ left to have a meter installed. They will receive a shutoff notice in the near future if not installed.

Major leak that will be worked on this week.

#### Manager's Report

Staff working on getting things cleaned up. Completing tasks at the pool. Tennis and pickle ball done at Entertainium.

#### Aesthetics & Environmental Committee

Nothing to report.

#### Building Code Committee

Lloyd application - garage on the property. Variance as requested was approved by all members except David who voted no and Arthur who was not present.

Ditkovich's application for a shed was withdrawn.

### By Laws Committee

Nothing to report

### Community Events Committee

All events are on hold until the governor gives clearance. Sharon is looking for people to help so feel free to email Sharon @ [sharon.bobbins@gmail.com](mailto:sharon.bobbins@gmail.com) if you would like to volunteer. Any money not used this year will be rolled into next year's budget,

### Financial Committee

Joel presented the financials and they were approved.

### Insurance/Legal Committee

Nothing to report

### Lake Committee

Too many fish were added this year. There will be no fish added next year. Michael will look into addressing Davie's lake algae issue. Motion to spend money for aerators for Treasure Lake was approved unanimously. The funds are coming from the Lake Reserve fund.

Michael will look into Davie's dam being repaired.

### Long Range Planning Committee

Outer skin of the club house has been removed.

### 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

Nothing to report.

### Dams Committee Report

Nothing to report.

### Renters Committee

Nothing to report.

### New Business

Tax grievance was filed and bids were made on the lots.

Resolution to sell two lots for \$12,000 or higher sum which Michael will negotiate was approved unanimously. Each buyer will pay for closing costs. The buyers are subject to dues and assessments if houses are not built within 18 months.

### Homeowner Participation

Lake is lower after the new dam was built.

Pool attendant will be down at the beach to enforce rules i.e. not letting dogs off leash.

Gate will be installed for members only. Need to police ourselves when non-members are using the facilities and should call the sheriff, if necessary.

There will be a second tennis court net by the pool.

Michael is addressing fixing the gate at the marina.

The pool house does look like the original plans and the pool will look like the plans as well.

Ariel Shanberg has a draining issue on Old Sackett Rd and looking for help resolving it. Town said it was not a town issue. It will be looked into it.

Resolution to hire two security guards to patrol and protect two beach areas for 2 – 3 months to keep out unauthorized users. Michael and lake committee will address the details. Motion was unanimously approved.

Michael will order stickers for member's cars.

Motion to go into executive committee unanimously approved.