

**Emerald Green Property Owners Association**

**March 20, 2022**

Name	Present	Guest
Joel Cohn	✓	Michael Hoyt, Manager
Carla Cohn, Secretary	✓	Marvin Newberg
Jose DeJesus	✓	Brittany Cunningham
Ilana Kaufman	✓	
Ken Herfield	✓	
Patsy Jones		
Arthur Kaplan	✓	
Julian Price	✓	
Alex Rey	✓	
Hal Simon	✓	
Jeff Weinstein	✓	
Daniel Woodruff	✓	

Meeting was called to order at 9:02 AM by President Jeff Weinstein followed by pledge and roll call.

**Approval of Minutes**

Hal made a motion to accept the January 23, 2022 minutes. Jose seconded and all approved.

**President's Report**

- Construction continues to move forward. Hope to open in the next few months. Project will be over budget. There were some missed costs, more work was required than anticipated, Covid and increased costs. The final numbers are not yet available. We are trying to manage the impact on community. More information will be made available once it is known.
- False information is being stated on the Facebook. Please seek information from the office directly.
- Patsy has resigned as of April 1<sup>st</sup>, because she is moving out of the area.
- Avon project update (Michael Gutnik). The Lake Associations have significant environmental and traffic concerns. Developer is getting desperate. The traffic solution they are presenting will paralyze Rock Hill including illegal turns. Litigation may occur against Town of Thompson. There is concern regarding the clearing of 90 acres. Please write to the DEC to express concerns. Wednesday's meeting was not cancelled after all.

**Water Company President's Report**

- Michael and Marvin are working with the PSE for sale of the property.
- January 2022, The Governors utility moratorium from Covid-19 was lifted, on shut off.
- Once the resident is notified with a termination notice they have 17 days to make arrangements to have a meter installed or else faces a shut off



- Control panels went on-line on Friday. Upgrade complete. Worked on this for the last five years. Taken three years to install.
- Hydrant flushing will begin the last week of March, first week of April. Mon – Thurs.
- One break this year. It took 22 hours over two days to fix. Only people impacted were informed on the second day.
- Rate increase still in the works. Appeal not done yet.
- Jeff will speak to Ken regarding opening the Water Company board meetings to the public. Board members can attend meetings and members asked when the meetings are going to be held.
- Dan asked about the cost of the changes to the water company. Board is asking for a tour of the water company with a question-and-answer session.

### **Manager's Report**

- Anthony received an estimate of \$97,000 plus for a new dock. It was suggested the docks should be by the tennis court and pool. There will be 12 – 14 additional slots. Anthony is waiting for additional quotes. The board and membership will need to approve the purchase. Currently have 36 available slots with a waiting list. Joel proposed homeowners buying new additional slots. This will be discussed at the lake committee meeting.
- Looking at kayak space and unused boats. Both will be discussed at the lake committee meeting.
- Need to put financing in place in order to lease the tractor. Cannot get a lease with Kubota Finance because they need a personal guarantee. We have \$60,000 in the budget that can be used. Looking at a lease with a buyback to accommodate by-laws. Need a vote from community to buy it. Will look into adding it to next year's budget.
- Refund of dues. Michael proposed we will go back to 2014 as it has been done with others for SBL 52P-5-07 Oxford St. Our obligation is to only go back 6 years. Jeff made a motion to refund back to 2014. Joel seconded. All in favor.
- Davies Dam. Have active permit to start work on it this spring. Last September the dam overflowed because spillway was clogged with grass etc. Looking into ways to avoid this in the future. Will start the drop level April 1 – November 15. The \$150,000 reserve in budget should cover the cost.

### **Finance Committee**

- Financial statements have been reviewed. Preliminary management figures are available. Audited figures are not yet available. Should be into audit this week or next. Julian said January and February statements should not be approved until December 2021 financials are issued.
- There was a lot of discussion involving the construction project being over budget and how the overage will be covered. The project is 90 – 95% complete. Joel had multiple questions regarding the budget. He stated the construction resolution was for 4 million dollars with a 3-million-dollar loan. Michael stated it is 4.1 million. Since we are over budget, he feels we should get the community's approval before spending additional funds. He also voiced a concern that there are not enough funds to cover the seven-year debt service. Julian feels we should go to the community only once and that should be done when the project is complete and exact numbers are known. He



said we do not need that much money right now and additional money is coming in July. Joel did not agree that will sufficient. Joel said we will need to start paying debt service when construction becomes a permanent loan. Jeff feels a lot has been invested and it is necessary to finish the project and cut costs where we can. He feels we cannot stop the project and we will figure out a way to pay and will make this work.

- Regarding the golf course loan, Michael stated the additional funds were paid against the loan.

#### **Aesthetics Committee**

- Spring cleanup. Fri 4/24 (22<sup>nd</sup> Earth Day). Rock Hill doing their clean up 4/23<sup>rd</sup>. Will do it on Sat. with town. Coffee and donuts will be served.
- Illana will speak with Michael regarding additional dog waste spots.
- Next meeting will be held 3/30 at 7:00 PM
- Chet is working on getting mailboxes in front of each home.

#### **Building Committee**

- Nothing to report

#### **By-Laws Committee**

- The bylaw committee will present the following amendment: Transfer fee will be increased to \$2750. Developed lots will be \$800. Undeveloped lots will be \$75. They will split the annual meeting. The budget meeting will be held in in November and will confirm it will be held via Zoom. General meeting and elections will be by Labor Day. Electronic notices and voting will be available. This will be submitted to the membership before next annual meeting. Marvin will draw up a proposed ballot.

#### **Community Events Committee**

- Paint and Sip next weekend.
- Motion to fill Patsy's position for 4 months. Joel and Ilana voted to table filling Patsy's position. Jose, Ken, Julian, Alex, Hal, Jeff and Dan voted not to table it.
- Jeff voted for Alan, Alex second. Jose, Ken, Julian, Alex, Hal, Jeff and Dan were in favor. Joel and Ilana were not.

#### **Lakes Committee**

- Over 30 people attended the March 9th Lake committee meeting.
- Treasure Lake is filling up.
- At the meeting, the report from 10 years ago was presented. It was not cost effective to implement.

- Hiring a lake manager was discussed. They want an affordable long-term plan to clean up Treasure Lake. This includes dredging and stocking. The committee is going to look into the cost of a lake manager and their responsibilities.
- Lake Marie sink hole outside spillway. Resolving it is still in the design phase.
- Looking into purchasing an air rating system for Treasure Lake and Davie's Lake. Helps decompose leaves on bottom, vegetation, cuts down algae and circulate air. Joel will present pricing.
- Spoke about a floating mat in Treasure Lake to swim out to and kayak to. Joel will present pricing.
- New signs are needed. Catch and release. No motor. Ilana will add to Aesthetics/newsletter.
- Ice fishermen are keeping their fish. Guides (non-members) are taking people to our lake to fish. Michael will address this with the DEC.
- An email will be sent out to the community regarding what cannot be put on lawn. It will be added to the Aesthetics/newsletter. If someone sees grass being blown into the lake, contact the office.

### Long Range Planning Committee

#### Golf Course Committee

- First zoom meeting was held. 35 homeowners attended.
- No motorized vehicles, trespassing sign, contingent on insurance company approval. Hal made a motion to approve sign and rules contingent on approvals. Second by Dan. All in favor.
- Draft of announcement letter to community attached.
- Committee suggested letters to the community for use of the golf course.

#### Play Ground Committee

- Nothing to report

#### Community Garden Committee

- Nothing to report

#### Veteran's Park

- Hope to hold a meeting in the near future.

#### Management Committee

- Nothing to report

#### Marketing/PR Committee



- Nothing to report

#### Security Committee

- Meeting will be held next month

#### Lake Committee Alliance

- Addressed in President's section.

#### New Business

- Discussed the dates for opening the pool. Permit with health department will need to be amended.

#### Homeowner Session — Each speaker 4 minutes only

Margaret Perkins. Has copy of lake report. Very clear instructions how to proceed. Commercial landscapers need to be informed not to use chemical fertilizers. Email the office about who is having the work done. Will be addressed with particular home owner. Homeowner is in violation. Will discuss permitting landscaping. Wants to restrict gas powered leaf blowers. Will take it up for advisement with building code committee.

Denise Coddington Williams, Old Sackett. Agrees with Margaret regarding noise. Wants signs to state commercial trucks are not allowed. Streets are owned by the town and we cannot control them. There are rules regarding properties. Regarding project, very important community is informed and want to complete project. Happy to clean up the community. Are all homeowners going to contribute to the cost of docks even if they do not use it? Asking board to be mindful people have to plan their funds. Inflation is impacting everyone. Room for full time community advocate on the board? Many board members are full time members.

Rich Brown. Ice fishing. DEC officer gives fines and should be called. Regarding the floating mat, he would discourage it. Is there a liability? Geese are going to be on the lake and will cover the float. Egg paddling is on schedule. Report goes to Fish and Wildlife. Committee will get a copy.

Jeff made a motion to go into executive session. Jose second.

Jeff made a motion to leave executive session. Jose second.

Jeff made a motion to adjourn. Dan seconded. All in favor.

The meeting was adjourned at 1:04 PM.

Proposal of a "No motorized Vehicles Allowed" rule for the entire golf course property effective the day it is adopted by the Board.

All the posed no trespassing signs to be worded:

No trespassing allowed

No fishing or hunting

Motor vehicles prohibited

Rule definition: Motor vehicles refers to any motor vehicle used for recreational purposes, including but not limited to: motorcycles, ATV's, side-by-sides, mini-bikes, golf cars, E-bikes & snow mobiles powered by either an internal combustion engine or an electric motor.

Dan Woodruff