

**Emerald Green Property Owners Association  
Special Meeting of the Board of Directors  
Clubhouse and Zoom  
October 30, 2022 - 9:00 am**

Name	Present
Patrick Kennell (President)	✓ (in person)
Earl Silas (Vice President)	✓ (in person)
Dan Brumbaugh (Treasurer)	✓ (in person)
Tom Ganz (Assistant Treasurer)	✓ (in person)
Chris Loomis (Secretary)	✓ (in person)
Joel Cohn	✓ (in person)
Arthur Kaplan	No
Ilana Kaufman	✓ (in person)
Alex Rey	✓ (Zoom)
Zach Siegel	✓ (in person)
Hal Simon	N

1. Meeting was called to order at 9:05 by the presiding officer Patrick Kennell.
  - a. Pledge and roll call.
  - b. Counting of ballots on the revised capital assessment plan was being supervised by Marvin Newberg. Kris Douglas and Alan Schantz were observers.
  
2. Community questions
  - a. How did the Board account for socioeconomic diversity in crafting the revised capital plan? Earl said we took it into consideration, particularly in allowing payment plans.
  - b. How did the budget overruns on the project happen?
    - i. Dan said that EGPOA is in a position where we have to pay the bills. Earl added that the Board are the members' neighbors and will have to pay for the assessment too.
    - ii. Patrick said the project overruns boiled down to not adhering to budgets. He said better financial controls is something the Board is working on to

make sure this doesn't happen again. Patrick and Earl both encouraged members to consider joining the Bylaws Committee to this end.

- iii. Patrick said that with the project 90-95% complete, we will continue with the same contractors - changing horses likely would be more expensive. He noted the project didn't have a guaranteed max price contract. We have no reason to believe there was any deficit in the quality of the work or that the costs for time and materials weren't appropriate materials. We'll do our best to address remaining costs on the project.
  - iv. Patrick said that for future projects we might consider a professional project manager or a max price contract. But there are no other capital projects on the table at this time.
  - c. Would the golf course debt require additional assessments from members? Dan said the golf course is funded: the reserves are there, members continue to make payments, and the debt will be paid off on time.
  - d. When will the project be finished? Michael said any day now. Patrick said early 2023 for full opening. Michael said the Entertainium should be in shape for the office staff to move in during November.
3. Michael took members attending the meeting on a tour of the Entertainium while ballots were being counted.
  4. Patrick announced the results of the vote on the revised capital assessment plan: 163 for and 67.75 against.
  5. Joel motioned to adjourn at 9:50, Earl seconded, and motion approved.

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