



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
April 16, 2023 - 9:00 am**

Name	Present
Patrick Kennell	✓ (Zoom)
Earl Silas	✓ (Zoom)
Dan Brumbaugh	✓ (Zoom)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Joel Cohn	
Arthur Kaplan	
Ilana Kaufman	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	✓ (Zoom)
Hal Simon	✓ (in person)

STAFF: Michael Hoyt and Brittany Cunningham
WATER Co.: Alan Schantz and Bob Ernst

A. CALL TO ORDER

1. Patrick called the meeting to order at 9:02 am.
2. Approval of Minutes of 03/19/2023 Regular and 04/04/2013 Special Meetings.
Dan motioned and Ilana seconded. Motion passed.

B. ENTERTAINIUM UPDATE

1. Entertainium Project

- The court painting is underway, with 2-3 more coats to go. Fitness center can't open until the court painting is complete.
- Bathroom work is ongoing. Completing that is key to the CO.
- The elevator inspection will start on Monday and should be set this week.
- Carpet installation still needs to be scheduled but won't delay the building opening.
- Hal asked about creating punch lists for contractors.
- Michael gave an update on the fitness equipment that was mistakenly moved from the Pool House. He said it was due to a miscommunication within Advantage's team. The next time they are nearby they will stop by and move it back.
- Looking to open May 15, sooner if possible.

C. MANAGEMENT REPORT / MAINTENANCE UPDATES

1. Management + Maintenance Items – Management Update

- Michael was asked about cracking on the tennis courts and will circulate a quote to the Board.
 - Earl asked about getting a second quote.
 - Chris asked about budgeting - Michael said this will be new spending.
 - Hal asked about replacing the whole thing vs. paying for regular repairs. Michael said that would be prohibitively expensive at this time.
- Michael is getting the docks ready for May 1.

2. Pool Opening Date + Planning – Board + Management Discussion

- Patrick suggested targeting June 10, 2023 for full opening.
- He noted earlier opening is possible but the main variable is heating costs. We could open earlier with no heat.
- Patrick asked about opening on the weekends prior to June 10. Michael said the opening was driven in the past by pool attendants.
- Chris asked about how much it would cost to open the pool on the weekends prior to June 10. Brittany said it would cost about \$1300 per week to heat the pool.

D. FINANCIAL REVIEW

1. Approval of March 2023 Financial Report – Treasurer Update + Board Vote.

- Dan said we're currently trending to be under budget by the end of the year, but that's contingent on costs like heating/electric.
- Patrick noted our aged payables have come down significantly.
- Dan motioned, Earl seconded. Motion passed.

2. June 2023 Assessment (\$725) / Payment Plan Authorization – Board Vote.

- Brittany said the monthly payment plan under the original assessment plan was \$45. There was a nominal service fee on top of that (\$5-7). She said about 100 members opted for that in the past.
- The proposed plan was for quarterly payments with the discretion for the office to work with Dan to develop monthly payment plans for homeowners in need (with the understanding that this would carry a nominal service charge, as in the past).
- Chris motioned, Ilana seconded. Motion passed.
- Ilana suggested a notification to the community about payment plans.

E. WATER COMPANY

1. General Update – Water Company President Update

- The Water Co. is still doing meter conversion from 2g to 5g. There are 300 homes that haven't updated meters. Homeowners need to reach out to the office. They are being billed a service charge but will pay a lump sum bill later on.
- Ilana asked about the rate case. Alan said it had not yet been filed.
- Ilana asked about codes on Water Co. financials. Michael said
- Ilana asked if the Board could receive the year-end financials from 2022.
- Earl and Tom asked about water testing by Princeton Hydro. Michael said there is no incremental information available.
- Ilana and Chris asked the Water Co. to consider putting meetings on Zoom for EGPOA members. Chris asked for a response prior to the next Water Co. meeting.
- The Board received the February financials prior to the meeting. Chris asked about over-budget expenses on the repairs and maintenance budget. Alan and Michael suggested a joint workshop to dive deeper.
- Patrick and others discussed the importance of raising awareness for homeowners on the need to upgrade meters.

F. COMMITTEES REPORTS

1. Lakes Committee (R. Brown, Co-Chair – Report)

- Rich expressed concern that we'd have to wait 2 years for the Princeton Hydro report.
- Rich said Lakes and Oversight had submitted a boat slip and rack policy for the Board to consider. Patrick said he was uncomfortable voting on this right now with May 1 coming up soon - he said he was not sure adopting it this year gives people sufficient notice of a policy. Hal motioned to approve with an amendment, Earl seconded. Debate followed (see Youtube for full discussion). Earl withdrew his second, and the motion failed to advance.
- Absent any change the staff will handle it the same way as in the past.
- Michael added that coy fish had been spotted in the lake and raised the question of how to proceed.

2. Bylaws Committee (P. Kennell, Chair – Report)

- No bylaws yet. Due to meet on Tuesday.

3. Oversight Committee (E. Silas, Chair – Report)
 - Working on updating rental policy.
 - Board needs to do a working session on the boat storage issue.
 - Continuing to look at rental policy.
 4. Long Range Planning Committee (H. Simon, Chair – Report)
 - Would like to work up survey. Needs feedback from committee chairs on long-term interests.
 5. Events & Welcoming Committee (C. Loomis, Chair – Report)
 - Will call meetings soon.
 - Donut drop in next weekend.
 6. Finance Committee (J. Cohen, Chair – Report)
 - Joel was absent.
 7. Lakes Community Alliance
 - Town of Thompson 2023 Comprehensive Plan. Michael Gutnick encouraged people to go and complete the survey.
 - LCA is continuing to opposing the sewer district extension.
- Hal asked for a mailbox/post office updates.

G. COMMUNITY COMMENTS/QUESTIONS

H. NEXT MEETING • Regular Meeting: 05/21/2023 at 9AM

I. EXECUTIVE SESSION

J. ADJOURN

###