



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

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

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

- A. Call to Order.** Patrick called the meeting to order at 9:03am.
1. Approval of 6/25/23 minutes. Earl motioned, Dan seconded, approved.
  2. Hal announced that he will not run for reelection this year. He thanked the management and Board for their hard work. Patrick thanked Hal for his service.

## **B. Management Report**

1. Entertainium/Pool
  - a. Lighting was delayed because of recent weather. This includes the gate. Wire has been pulled. Should be putting the poles up this week.
  - b. Michael has an appointment this week with D&Z to review punch list.
  - c. Will try to do yard work in house to save money but will likely wait until August because of weather and season.
  - d. Temporary wall in Clubhouse was taken down. May move yoga there next week - still need to do cleaning.
  - e. Hal asked about cleaning the Entertainium. Michael said Brittany met with them last week to resolve issues. Ilana said homeowners told her it looked good now.
  - f. Boat launch gate was supposed to be completed last week but delayed.
2. Mailboxes.
  - a. Still working on it.
3. Other updates.
  - a. Joel asked about the compost pile in the storage area.
  - b. Joel also asked about removing unregistered boats/vehicles/equipment from the boat storage area. Earl reviewed work with Sullivan Co. sheriff and I-86. Michael said this was still in progress (staff and sheriff hadn't found a time to meet yet). Earl said they still need to address the compost question.
  - c. Michael said they have the new posts for the outdoor basketball courts and they need to be installed.
  - d. Court repair also was delayed by weather.
  - e. Michael received street light concerns and passed them onto the town. Residents should call the office if they see a street light issue, and the office will report it to the town.

## **C. Financial Review**

1. June 2023 financials
  - a. Dan reported EGPOA was over budget last month by \$31,000, mostly to do with legal expenses related to collections as well as an unexpected tax bill of \$8,000. Activities spending was above 12-month average because of summer events. Payroll was high due to being a 5-pay period month. Pool was over budget by \$6,000. Contingency spending on tables at the pool. Budget YTD over by \$22,000.
  - b. Dan reported income. Dues income and late fees were above projections (\$9,000 total). Also took in \$4,400 in T&C fees.
  - c. Michael clarified the tax bill was the sewer tax on the golf course property. Michael reached out to town to request treating the golf course as an undeveloped lot that would avoid future tax levies on that property (but not the current bill).
  - d. Joel asked to clarify a figure on the income statement under "doubtful income dues."

- e. Earl motioned to approve the financials but there was no second. The Board later approved the financials by email once the figures were clarified.
- 2. Revised capital assessment
  - a. Dan gave an overview on the capital assessment. Patrick suggested a workshop before the annual meeting. ([This workshop was completed and the findings reported to the community via email on Aug. 16](#)).

**D. Water Co.**

- 1. General update (Alan Schantz). Continuing to focus on meter 5G upgrade. Do not have financials - will have them in the next week or so.

**E. Committee Reports**

- 1. Lakes (Rich Brown/Tom Ganz - co-chairs). Joel reported that there would be a meeting on Thursday. Rich followed up later by thanking committee members Mark Becker, Mark Kanterman, and Dan Woodruff and staff for helping with the ropes on the lake beach. He said that the Lakes Committee was partnering with Events on the Fishing Derby.
- 2. Bylaws (Patrick Kennell - chair). Patrick reported the committee met last week. Began a general review bylaws for consistency and clarification. Dan reported they also are looking at clarifying capital spending in the bylaws.
- 3. Oversight (Earl Silas - chair). Haven't met.
- 4. Long Range (Hal Simon - chair). Patrick reported that the committee survey email would go out today after the meeting.
- 5. Events (Ilana Kaufman and Chris Loomis - co-chairs).
  - a. Water Aerobics (Wednesday and Sunday) and Yoga classes (Thursday and Sunday) continue.
  - b. Ilana thanked Mark and Cindy Kanterman, Carla Cohn, Sharon Bobbins, Karen and Alan Blocker for their support in running events this summer.
  - c. Completed events: July 4 event with fireworks and band, mahjong classes, fly fishing.
  - d. Yard sale ongoing (7/15 - 7/16).
  - e. Microgreens class in the Entertainium (7/16) by Mark Kanterman.
  - f. Walking club looking to do a special walk at the rail trail on Friday, 7/28.
  - g. Emerald Olympics are coming up on 7/30 - sign-ups will be resent this week.
  - h. Book Club has sent out new selection.
  - i. Committee still looking into August programming, including Cabaret and Fishing Derby.
  - j. Ilana reported that an announcement to review facility rules for the pool, Entertainium, and golf course would be sent out shortly.

6. Welcoming (Chris Loomis - co-chairs). No report.

7. Finance (Joel Cohn - chair). No report.

**F. Community Questions**

**G. Next Meeting.** 8/20/2023 at EGPOA Board Room. Meet the candidates event for the BoD election TBD.

**H. Executive Session**

**I. Adjourn**

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