



Emerald Green Property Owners Association

Monthly Meeting of the Board of Directors

EGPOA Entertainium and ZOOM

September 24, 2023 - 9:00 am

(Please click the link to view a full recording of this meeting)

Name	Present
Patrick Kennell	✓ (in person)
Ilana Kaufman	✓ (in person)
Earl Silas	✓ (Zoom)
Dan Brumbaugh	✓ (in person)
Tom Ganz	✓ (Zoom)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Joel Cohn	✓ (Zoom)
Beverly Fernandez	✓ (in person)
Alex Rey	✓ (in person)
Zach Siegel	

STAFF: Michael Hoyt

WATER CO.: Alan Schantz, Bob Ernst, Kris Douglas

COUNSEL: Marvin Newburg (executive session)

1. CALL TO ORDER

- a. Approval of Minutes of 08/20/2023 First Annual Meeting. Ilana motioned, Beverly seconded, motion passed.
- b. Adoption of 2023-2024 Transfer Fee (per Bylaws). The current fee is \$1650, to be raised by CPI at 3.67% to \$1711. Patrick motioned, Dan seconded, motion passed.

2. MANAGEMENT REPORT / MAINTENANCE UPDATES

- a. Security Infrastructure (Gates, Cameras, Etc.). Streetlights installed and now working. A few poles have survey ribbons on them - they will receive outlets for security cameras. Fiber optics have been run to the Clubhouse. Michael is hoping to have it online by the end of next week. Gates at Entertainium and Pool will start functioning within the next couple of weeks.
 - i. Lesli asked about a recent vandalism incident at the Clubhouse. Michael reported that security cameras were not up and running at the Clubhouse at the time.
 - ii. Joel asked about installing more lighting in the parking lot behind the Clubhouse. Michael said there are existing lights there but we could look at installing new lighting there as well. Michael said he would get an estimate by the next meeting.
- b. Clubhouse Rental Interest. Brittany reported that there has been a spike in interest in renting the Clubhouse.
- c. Adoption of Clubhouse Rules & Waiver Agreement - Board Vote
 - i. Chris motioned to amend to allow EGPOA to refuse a rental for any reason. Joel seconded, motion passed.
 - ii. Chris motioned to make the minimum rental period 4 hours. Lesli seconded, motion passed.
 - iii. Chris motioned to make the minimum fee for the four hour rental period \$100, with additional time prorated. Lesli seconded, motion passed.
 - iv. Chris motioned to pass the agreement as amended, Lesli seconded, motion passed.
- d. Pool Closing Report. The pool was closed on Sept. 17.

3. FINANCIAL REVIEW

- a. Review of August 2023 Financial Report - Treasurer Update + Board Vote
 - i. Dan reported EGPOA was \$27,000 over expenses for the month, mostly to do with a 5 week payroll, a big accounting bill from the audit, and pool attendants.
 - ii. Joel noted that YTD EGPOA is over by \$64,000, mostly due to insurance and payroll.
 - iii. Beverly motioned to approve the financials, Patrick seconded, motion passed.
- b. 2024 Operating Budget / Ongoing Board Work
 - i. Patrick reported there was a timeline in place. Special meeting 10/24 for board to approve. Second annual meeting on 11/19
- c. Set next Board workshop re Budget (9/28? Or wait til 10/3?).

- i. The board is currently working on the budget and will hold another workshop on 9/28 at 7pm.

4. WATER COMPANY

- a. General Update – Water Company Representative
 - i. Meters upgrades.
 - ii. Center for Discovery.
 - iii. Behind on financials.

5. COMMITTEES 2023-2024 Committees and Chairs / Co-Chairs

- a. Bylaws Committee will now be a standing committee. Patrick noted that EGPOA sent out a request for resumes so that the Board can formally appoint up to six non-Board members. Patrick, Dan, and Lesli will join as the Board members. The board anticipates making those appointments at the next Board meeting.
- b. Strategic Planning & Finance. This committee will combine Long-Range Planning and Finance from the previous year. Patrick and Chris will co-chair, and Joel also will join. One project will be updating building code, which hasn't been updated since 2005.
- c. Human Resources. As with last year, this will be board only. Ilana will chair with Dan, Chris, Lesli, Joel.
- d. Oversight. Earl will chair, with Dan, Beverly, Lesli.
- e. Lakes. Tom and Joel will co-chair with Beverly and Zach.
- f. Pool. Zach will chair with Joel. EGPOA can send out a request so that it can hold a meeting sooner than later.
- g. Events & Welcoming. Ilana and Chris co-chair.
- h. Ilana motioned to approve the 2023-24 committees and rosters, Lesli seconded, motion passed.

6. NEXT MEETING

- a. Regular Meeting: 10/15/2023 at 9AM (EGPOA Board Room and Zoom)
- b. Special Meeting (Board Approval – 2024 Operating Budget): 10/24/2023 at 7PM (EGPOA Board Room and Zoom)
- c. Second Annual Meeting (Member Budget Vote): 11/19/2023 at 9AM (EGPOA Board Room and Zoom)

7. Community Comment

8. Executive Session.

9. Adjourn. Chris motioned, Patrick seconded, motion passed