



REGULAR BOARD MEETING
Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
March 17, 2024 - 9:00 am

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

Additional Guests:

Brittany and Alan

A. CALL TO ORDER

- a. Approval of 2/25/24 Minutes. Earl motioned, Dan seconded, motion passed by voice vote.

B. MANAGEMENT REPORT / MAINTENANCE UPDATES

- a. Management + Maintenance Report – Update
 - i. Post Winter Maintenance underway
 - 1. Playground area

- ii. Storage container - out
- iii. Spring clean up of grounds - beginning
- iv. Joel inquired about trees by Davies
 - 1. Eagles nest just relocated to a dead tree, so Michael is watching to begin working to minimize disturbance.
- v. Won't gear up summer until summer help in May.
- vi. Earl inquired about outdoor basketball hoops.
 - 1. New poles for the hoops are coming. Ketchum has to come in to put in new bases.
- vii. Next workshop for the board will include estimates for lights - back parking lot and dog park.
 - 1. Will also address paving (per request of Patrick).

C. FINANCIAL REVIEW

- a. **Review of Jan. 2024 Financials.** Lesli motioned, Zach seconded. Motion passed by voice vote.
 - i. Dan to work with Michael on reporting of doubtful income.
 - ii. 2023 unaudited financials will come in by the end of next week.
 - iii. Official audit will begin after taxes.
 - iv. Plan for project budget meeting will be on Thursday with management.
 - v. Lesli inquired about two payees on the AR report.

D. WATER COMPANY - Alan Schantz

- a. Meeting this past Thursday
- b. Water tank has been approved by the Department of Health
 - i. Looking to determine how to pay, inquiring about grants (USDA and state), and working with banks for funding.
- c. PSC rate case was pushed back to September, has since been moved up to July.
- d. Joel inquired about the cost of the water tower.
 - i. 1.6 million (all in - upgrades to plant as well with tank).
- e. Lesli inquired about Silas' Development project
 - i. 28 new customers - in the engineering phase
 - ii. Earl gave an update on the project's next steps.

E. COMMITTEES

- a. Lakes (J. Cohn / T. Gans, Co-Chair). Meeting held 3/7/24
 - i. Earl explained plan for Davies Lake
 - ii. C-slap program and training coming
 - iii. Stocking of lakes coming
 - iv. Egg addling - next few weeks geese will be here - weather permitting, looking at end of March/ April
 - 1. Please let Michael know if you see a new nest.
- b. Helping Hands (J. Cohn, Chair). No meeting.
- c. Bylaws (P. Kennell, Chair).
 - i. Meeting last Tuesday
 - ii. Tasked with bylaws amendment for transfer fee. Unable to come up with

- language regarding the language.
- d. Oversight (E. Silas, Chair). No meeting.
- e. Strategic Planning & Finance (P. Kennell / C. Loomis, Co-Chair)
 - i. No meeting - Committee voted to approve Transfer Fee revision; sent to Bylaws to develop language for amendment.
- f. Events & Welcoming (C. Loomis / I. Kaufman, Co-Chair).
 - i. Meeting 3/7
 - ii. Spring/Summer calendar is being compiled and finalized to get to community by the beginning of May.
 - iii. Repeat events for the 2024 season include:
 - 1. Fireworks
 - 2. Memorial Day Weekend Smores
 - 3. Cabaret
 - 4. Pickleball and Tennis Tournament
 - 5. Summer Olympics
 - 6. Community Expert Series

F. NEXT MEETING

- Regular Meeting: 04/21/2024 (EGPOA Board Room and Zoom)

G. Community Questions/Comments

- a. Marcie Wild -
 - i. Increase 40% insurance inquiry
 - 1. Patrick discussed claims and market conditions and described the role of our insurance broker and bidding process.
 - ii. Status and finances of 90 North Emerald
 - 1. Signed contract for sale, finishing the process - finance updates will happen after closing has been scheduled.
 - iii. Egg addling - suggested to notify the community

H. EXECUTIVE SESSION

- I. ADJOURN - meeting was adjourned at 10:15 AM