



Emerald Green Property Owners Association
Second Annual Meeting and Monthly Meeting of the Board of Directors
EGPOA Entertainmentium and ZOOM
Nov. 17, 2024 - 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	✓ (in person)
Dan Brumbaugh	✓ (Zoom)
Tom Ganz	✓ (in person)
Chris Loomis	✓ (in person)
Lesli Askew-Halprin	✓ (in person)
Joel Cohn	✓ (in person)
Beverly Fernandez	✓ (in person)
Alex Rey	Absent
Zach Siegel	Absent

Staff: Michael Hoyt
Counsel: Marvin Newberg
Water Co.: Bob Ernst

1. CALL TO ORDER

- a. Second Annual Meeting and 2025 Operating Budget Vote.

- i. Appointment of Article V, Section 6 inspectors/vote counters
 1. Bob Ernst and Linda Chrisey
- ii. Budget vote results
 1. The proposed 2025 operating budget was approved with 196.5 votes in favor and 81.5 votes against.
- b. Approval of the 10/20/24 regular meeting minutes. Ilana motioned, Joel seconded, motion approved by voice vote.

2. COMMUNITY COMMENT

3. MANAGEMENT REPORT

- a. Vote HOA Now renewal. Patrick asked for a \$1425 authorization. Beverly motioned, Tom seconded, motion passed by voice vote.
- b. Skid Steer Rental - ratification of Board email vote for \$864 from Monticello Rental. Lesli motioned, Joel seconded, motion ratified. Michael noted he utilized a different vendor for less money.
- c. Permit Applications
 - i. 8 Dartmouth Ct. (shed). Chris motioned to approve, Beverly seconded, motion passed by voice vote.
 - ii. 29 Kent St. (tree removal). Earl motioned, Lesli seconded, motion approved by voice vote. Joel abstained.
- d. Permit application review process. The Board discussed concerns expressed about the permit approval process.

4. FINANCIAL REVIEW (Joel)

- a. Sept. 2024 Financials. Ilana motioned, Patrick seconded, motion passed by voice vote. Lesli abstained.
- b. Ilana motioned to redact names in the variance report, Joel seconded, motion passed by voice vote.
- c. Patrick expressed concern about aged receivables. Joel said he would develop a formal policy to bring aged receivables (violations, etc.) to the Board in executive session.
- d. Oct. 2024 Financials. Joel motioned, Patrick seconded, motion passed by voice vote.
- e. 2024 operating budget shortfall. Chris said that a data entry error in the approved 2025 operating budget inflated EGPOA's projected non-dues income by \$21,381. Line 4134 (Interests and Dividends) should have been budgeted at \$2,100. Instead, the number entered was \$23,481. This discrepancy also lowered the calculated member dues in the proposed operating budget approved by the members. In other words, EGPOA will take in less dues income than it needs. Chris motioned to allocate \$21,381 from the proceeds of the 90 N. Emerald sale, effectively returning a portion of that sale directly to the homeowners. Joel and Dan seconded the motion, which passed by voice vote.

5. WATER COMPANY REPORT

- a. Bob discussed the water tank proposal.

6. COMMITTEES

- a. Lakes (Joel and Tom - co-chairs). No meeting.
 - i. Joel raised a concern about a future boat slip shortage as the community grows.
- b. Pool (Joel and Zach - co-chairs). No meeting.
- c. Bylaws (Patrick - chair). No meeting.
- d. Oversight (Earl - chair). Meeting scheduled on Tuesday - set to address concerns about the compost area.
- e. Strategic Planning (Patrick and Chris - co-chairs). No meeting.
- f. Events (Ilana and Chris - co-chairs). Winter-Warm up tentatively set for the weekend of Dec. 14-15. Will include a gingerbread house making contest.

7. COMMUNITY COMMENT

8. NEXT MEETING:

9. EXECUTIVE SESSION.

10. ADJOURN.