



**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Entertainium and ZOOM
June 25, 2023 - 9:00 am**

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

STAFF: N/A

WATER Co.: Alan Schantz

A. CALL TO ORDER

1. Approval of Minutes of 05/21/2023 Regular Meetings. Ilana motioned, Patrick seconded, motion approved.

B. MANAGEMENT REPORT (Read by PK in MH's absence)

1. Entertainium Completion (read by Patrick)
 - a. Outdoor lighting work on Entertainium driveway is ongoing and should be finished by the end of the month.
 - b. Entertainium gate should be in place by the end of the month.
 - c. Boat launch gate installed and waiting on electric/communications and should be done by the end of month.
 - d. Clubhouse: temporary walls and any accompanying repairs should be taken care of next week. Chris asked if this was coming out of the project or operating budget.
 - e. Dog park: will deal with entrance issues in July. Needs a concrete pad or some other remedy as entrance is in a ditch.
 - f. Brittany advises AEDs are coming Monday 6/26
 - g. Hal asked about the Entertainium building punch list status. Patrick said there were a number of small tasks left and that he and Michael had spoken about getting another contractor if D&Z was unable/unwilling to finish the work in timely fashion.
2. Ropes in Swimming Area by Beach – Update.
 - a. Anchors installed past week and ropes should be installed soon.
 - b. Thanks to Mark Becker, Dan Woodruff, and Mark Kanterman for help in completing the project.
3. Townhomes Mailboxes – Update.
 - a. Ongoing, recently sent another letter to the postmaster general.
 - b. Hal suggested a backup plan to account for continued difficulties with USPS. Cluster boxes were discussed.
 - c. Patrick suggested reaching out to local House rep to help via constituent services.
4. Any Other Management + Maintenance Items
 - a. Tennis and handball court repairs on deck for next week.
 - b. Ilana asked to clarify pool hours.
 - c. Joel asked about keeping the Entertainium lights on at night.
 - d. Dan asked about tasks to complete at the fitness center. Lockers/cubbys, seating/benches (in the main area). Chris said Michael, Joe Bachana, and he were planning to get together to tackle remaining fitness center issues, including equipment layout and additional purchases. Arthur noted staff had put up coat hooks during the past week.

- e. Ilana reminded residents that there is a QR code posted in the facility that homeowners can use to relay concerns/suggestions to management.

C. FINANCIAL REVIEW

- 1. Approval of May 2023 Financial Report – Treasurer Update + Board.
 - a. Dan gave a summary: income “sustainable”; payroll managed effectively and in line with budget; outside services higher due to collections costs; total monthly expenses \$76k vs budgeted \$82k, YTD \$506k on a budget of \$525k. Looking ahead security will trend higher with two facilities, and keeping an eye on pool expenses.
 - b. Joel asked for an update on the capital project. Dan said he hadn’t yet received it but hoped to receive it on Monday.
 - c. Arthur moved, Zach seconded, motion approved.

D. WATER COMPANY

- 1. Upgrading endpoints from 2G to 5G. Process continuing but homes that still have 2G don’t give water company readings. Homeowners who haven’t yet complied with the upgrade will receive a \$25 noncompliance fee. Also likely will result in a larger bill from previously unbilled usage. Easy to call the office and make an appointment; 10-minute fix. Homeowners have received notice on this in the past.

E. COMMITTEES REPORTS

- 1. Lakes Committee (R. Brown, Co-Chair – Report)
 - a. Asked if rules on speed limits had been posted yet. Patrick said he would follow up with Michael and make sure it was posted.
 - b. Discussion of lethal geese removal and potential cost.
- 2. Bylaws Committee (P. Kennell, Chair – Report).
 - a. Next meeting July 12. Created a subcommittee for general bylaw review and will review those at the meeting.
 - b. Will be one bylaw change on the ballot for the annual meeting.
- 3. Oversight Committee (E. Silas, Chair – Report)
 - a. Still working on clubhouse rental agreement.
 - b. Michael also working with the sheriff on inventorying the property in the boat storage area to ID what is registered. Unregistered property will be stored at I-86 storage facility. Goal is to clean area up before fall.
- 4. Long Range Planning Committee (H. Simon, Chair – Report)
 - a. Hal talked about distributing a long-range survey on possible future community projects. Looking for Board approval to send out to the community. Dan moved, Joel seconded, motion approved.

- b. Hal said that residents should have received the merchandise they ordered and the store is open again through July 10.
- 5. Events Committee (C. Loomis, Chair / I. Kaufman, Co-Chair – Report)
 - a. Donut drop today.
 - b. Walking club every sunday.
 - c. Water aerobics every wednesday and sunday at 10am.
 - d. Yoga Thursday and Saturday at 6pm.
 - e. Four slots left for Mahjong - July 8 and 15.
 - f. Yard sale July 14-16. Sign up will go out this week.
 - g. Meet your neighbor scheduled July 15.
 - h. Second fly fishing class on July 2.
 - i. RHFD breakfast on July 16.
 - j. Microgreens class on July 16.
 - k. Summer Olympics on July 30 - all ages.
 - l. Inviting volunteers to run additional events.
 - m. Patrick said the hot dog wagon still working on health department approval.
- 6. Welcoming Committee (C. Loomis, Chair – Report)
- 7. Finance Committee (J. Cohn, Chair – Report)
 - a. Had a meeting with one attendee and reviewed April financials. Sent out additional info to other committee members.

F. NEXT MEETING

- 1. Regular Meeting: 07/16/2023 at 9AM
- 2. Annual Meeting: 08/20/2023 at 9AM (location TBD)

G. EXECUTIVE SESSION

H. ADJOURN # # #