

**Emerald Green Property Owners Association
Monthly Meeting of the Board of Directors
EGPOA Clubhouse and Zoom
October 16, 2022 - 9:00 am**

Name	Present
Patrick Kennell (President)	✓ (in person)
Earl Silas (Vice President)	✓ (in person)
Dan Brumbaugh (Treasurer)	✓ (in person)
Tom Ganz (Assistant Treasurer)	✓ (in person)
Chris Loomis (Secretary)	✓ (in person)
Joel Cohn	✓ (in person)
Arthur Kaplan	No
Ilana Kaufman	✓ (in person)
Alex Rey	No
Zach Siegel	✓ (Zoom)
Hal Simon	✓ (Zoom)

Staff: Brittany Cunningham and Michael Hoyt

1. Meeting was called to order at 9:05 am by the presiding officer, Patrick Kennell.
 - a. Pledge of allegiance and roll call.
 - b. Chris motioned to approve the 9/18 meeting minutes, Earl seconded, motion passed.
2. Capital projects updates (Michael)
 - a. Entertainium. Waiting on steel for the staircase. Stairs are in. Office and boardroom floors are in and high spots ground down - awaiting final cleaning. Carpet should be installed in the first part of November. High spots on the Entertainium floor need to be ground down. Stalls were installed in bathrooms. Entrance doors changed to swing out per town request. Otis will get elevator in during November - may require some staff training. Michael said he'd held off

on the elevator to prevent it from being used as a freight elevator. Cables will get run to gates before it gets too cold.

- i. Patrick asked if it would be possible for staff to occupy offices in November? Michael said they intended to move in during November. Will have temporary CO, with separate CO's for different building sections.
- ii. Earl asked if it was possible to hold an open house for the community? Michael said the staff was taking community members on tours when they come by the office. Patrick and Michael discussed pairing the town halls on the revised capital assessment with tours.
- b. Ilana asked about Clubhouse availability. Michael said it should be available for rental by late January.
- c. Patrick said the consensus on the floor seemed to be paint over epoxy and that we could paint on a volunteer basis.
- d. He said we still didn't yet have a resolution on HVAC. The assessment was geared to the original scope of the project. Joel wanted to invite Dan Woodruff to present on the issue.
- e. Chris gave an update on working up a revised proposal for the Entertainium gym equipment. There was a brief discussion about ADA compliance on the 2nd floor of the pool house.

3. Management Reports and Updates (Michael)

- a. Pool Repair. Michael said an issue with the "brains" of the pool filter forced early closing of the pool. Repairs are ongoing and will be fixed by opening of next year. Pool has been closed and covered.
- b. Docks have to be out by 10/30 - boats need to be taken out. Water level starts dropping to winter level - starts Oct. 30.
- c. Community question about Treasure Lake levels being higher than normal. Michael said it would naturally reduce.
- d. Michael said boat storage was becoming a challenge. It began as a board offering at no charge to members since they can't store them in the front yards. Issues: there were ½ dozen at the beginning but lots more now; we don't really know whose boats are back there, and one was stolen a few years back; commercial contractors are using the compost pile; a well is back there and requires wide clearance; people also are storing gas boats back there. Michael suggests the Board consider new controls.
 - i. Hal identified the key issues as quantity of boats, liability, and controlling access to the area.
 - ii. Earl suggested a permitting process that included a liability waiver.
 - iii. Patrick suggested that Lakes/Oversight Committees should take this up..
 - iv. Joel suggested prohibiting gas motor boats.

- v. Michael said gates won't solve the compost issue, since homeowners simply could give contractors their access cards.
- vi. Hal asked about unused/abandoned boats. Michael said that former property owners sometimes leave their boats – these are repurposed by Lakes or discarded.
- vii. Community questions/comments: Lots of boats/trailers appear to have come in recently (a boat with a gas motor drove by as this conversation occurred). There should be registration and stickers. Homeowners view this as an amenity especially given rules prohibiting boat storage in driveways. Gas motors could be an environmental hazard. Opposition to using golf course for storage.

4. Financial Review

- a. Dan said there were several unexpected expenditures that raised overall monthly expenditures in September: a dam engineering survey, pool electric bills, truck repair, and legal/accounting fees.
- b. Dan said revenue helped offset with higher-than-expected dues income, transfer fees, and lawsuit payout.
- c. Dan noted the bank charged us \$7500 for failing to convert the construction loan.
- d. Board members asked questions about several over-budget categories with an eye toward developing the 2023 budget: taxes (stemming from golf course purchase), building repairs/maintenance, grounds repairs, legal, postage.
- e. Hal motioned to approve the August and September Financials, Chris seconded, motion passed.
- f. Patrick noted that while these reports would be posted online, the current Board is not in a position to approve financial reports prior to its current term.
- g. The Board discussed a timeline for setting up workshops to develop a 2023 operating budget and calling special meetings/ second annual meeting for member approval.
- h. Several board members expressed concern about continued delays on the audit.

5. Water Company

- a. Alan Schantz and Bob Ernst presented on the water company.
- b. They noted delays on the property sale to the Center for Discovery.
- c. They will let the EGPOA Board know about water company meetings so board members have the opportunity to attend.
- d. Financial review: water testing for algae; 10 homes going in would increase revenue; issues with water meters being rectified; looking to file with PSC for another rate increase; grants and long-term loans available for the water tank - Michael is hopeful that the water company will qualify for that financing.

- e. Patrick asked about the water company's accounts receivable and their collection efforts.
- f. Tom asked when the Princeton Hydro report would be available.
- g. Ilana asked about how office expenses are accounted for between EGPOA and the Water Co. Michael said those get settled up at the end of the year.
- h. Joel expressed concern about the water company's ability to make the dividend. The response was "right now the answer is yes."
- i. Earl asked about legal fees. The company uses Marvin for real estate but a different attorney for the PSC.
- j. Community questions about charges for temporary shut offs/seasonal use; corporate rates for the CFD's water; whether or not homeowners will receive the hydro reports; where the water company's discharge goes (sewer system).

6. Committees

- a. Ilana and Chris read descriptions of each committee and current volunteers: Bylaws, Finance, Oversight, Lakes, Human Resources, Long-Range Planning, Events, and Welcoming.
- b. Patrick reminded the Board that chairs must be Board members per bylaws but could have non-Board co-chairs. He directed chairs to set meetings at least once a month and to notice them properly with the community. Committee reports would be delivered at every Board meeting.
- c. Lakes Committee Report - Rich Brown. Rich asked for Board support on a Zoom training program run by NYS DEC to help members observe/report on the lakes.
 - i. Concerns about newer models of fast jet skis with electric motors.
 - ii. Concerns about landscapers blowing leaves and debris into the lake, suggesting that EGPOA require landscapers to register with the association.
- d. Events Committee - Chris will promote the Book Club via email/social media.
- e. Lakes Community Alliance. The LCA gave an update on their current advocacy work on Avon and Hamaspik. Concern that the sewer line extension for the Avon project could directly impact water company.

7. Permits

- a. The Board discussed a process for future permit reviews with Michael.

8. Nex Meetings

- a. Special Meeting / Revised Capital Assessment Plan Vote: 10/30/2022 at 9AM - not able to do it now
- b. Town Hall Meetings:
 - i. Tues. 10/18/2022 (7PM - Clubhouse / In-Person Only)
 - ii. Weds. 10/19/2022 (7PM - Zoom Only)

- iii. Sat. 10/22/2022 (9AM - Clubhouse / In-Person Only)
- iv. Sun. 10/23/2022 (9AM - Zoom Only)
- v. Patrick encouraged members to try and make at least one meeting.
- vi. Regular Meeting: 11/20/2022 at 9AM

9. Dan motioned to adjourn at 12:04pm, Chris seconded, motion approved.

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