

**Emerald Green Property Owners Association
Special Meeting of the Board of Directors
Zoom
Nov. 12, 2022 - 9:00 am**

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

Zoom recording initiated.

1. Meeting was called to order at 9:05 by the presiding officer, Patrick Kennell.
 - a. Roll call.
2. Patrick introduced the first agenda item as adoption of the proposed 2023 operating budget for presentation to/vote by members.
 - a. Joel asked to include additional information for members on the capital plan and golf course.
 - b. Chris motioned to approve the budget, Joel seconded, motion approved unanimously..
3. Patrick laid out the big picture on the budget, and noted that there will be town halls to explain the budget in further detail and answer member questions.
 - a. The purpose of the meeting was twofold: the previous proposed budget was voted down, and members voted to approve a bylaw change to set a second

annual meeting later in the fall to help the Board develop a more realistic operating budget based on actual expenditures from the previous year. Going forward the Board will only propose one operating budget per year (at the second annual meeting).

- b. The budget approved by the board was \$1,028,496. This included a cut to operating expenses of more than \$50,000. But because of lower projections for non-dues income the Board proposed a 3.6% increase in dues over 2022. Proposed homeowner dues would be \$1575 and lot owner dues \$394.
4. Patrick thanked the Board for working hard on developing the budget, including workshopping the numbers and meeting with management.
5. Patrick called for a motion to approve payment plans for the revised capital assessment plan. Noting that the revised plan replaced the earlier assessment plan, he said we should continue on the existing payment plans (at increased amounts).
 - a. Patrick motioned, Dan seconded, motion approved.
6. Community question about the 2021 audit. Patrick said we have a draft and that we're allowing time for Board member questions. Expected to be approved by the Board at its regular meeting on 11/20 and posted to the website after that.
7. The Board adjourned to executive session at 9:17.

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