



**Emerald Green Property Owners Association  
Special Meeting of the Board of Directors  
EGPOA Entertainium and ZOOM**

**March 8, 2026 - 9:00 am**

**(Please click this link to watch a recording of this meeting on YouTube.)**

| Name                | Present       |
|---------------------|---------------|
| Patrick Kennell     | ✓ (Zoom)      |
| Ilana Kaufman       | ✓ (in person) |
| Joel Cohn           | ✓ (in person) |
| Ken Coder           |               |
| Chris Loomis        | ✓ (in person) |
| Lesli Askew-Halprin | ✓ (Zoom)      |
| Mark Becker         | ✓ (Zoom)      |
| Dan Brumbaugh       | ✓ (Zoom)      |
| Beverly Fernandez   |               |
| Alex Rey            | ✓ (in person) |
| Sarah Satz          | ✓ (in person) |

**Staff:** Nick Woerner and Anthony Minieri

**Water Co.:** Dan Brumbaugh

**1. CALL TO ORDER**

- a. Approval of the 2/8/2026 minutes. Chris motioned, Sarah seconded, and the motion passed by voice vote.

**2. MANAGEMENT REPORT**

- a. **Replacement Reserve Study.** We conducted a preliminary intake meeting with the selected service provider for the Replacement Reserve Study. The consultant is expected to be onsite sometime in April to conduct the assessment. Following the site visit, we anticipate receiving a draft reserve study within approximately 3–4 weeks.
- b. **Dues collections continue to trend ahead of last year.**
  - i. February 2026 Collections: \$182,137.57
  - ii. February 2025 Collections: \$139,191.69
  - iii. Year-to-Date 2026 Collections: \$890,042.72
  - iv. Year-to-Date 2025 Collections: \$845,057.30
  - v. Overall collections are currently \$44,985 ahead of last year at this time
- c. **Update on accounts receivable.** At the last meeting, the Board requested an update regarding open accounts receivable. The balance has declined by \$108,040 since January, reflecting ongoing collection efforts. Total Outstanding Accounts Receivable Balance:
  - i. January 31, 2026 \$1,264,360
  - ii. February 28, 2026L \$1,186,647
  - iii. March 6, 2026 \$1,156,320
  - iv. Additional Notes
    1. Concentration of Receivables: 9 members account for \$809,109, representing 70% of total receivables.
    2. Current Delinquencies: 63 members are currently delinquent on 2026 dues. Total outstanding: \$68,023 (6%). Several members have already established payment arrangements.
    3. Composition of Receivables (Category, Amount, & Percentage)
      - a. Dues: \$290,023 (25%)
      - b. Violations \$577,447 (50%)
    4. Management continues working with members to resolve outstanding balances and establish reasonable payment arrangements when appropriate. For individuals who are unwilling to engage or remain non-responsive, management will return to the Board with recommended next steps for formal collection actions to recover funds on behalf of the community.
- d. **Workers' Compensation Carrier.** Management has been working with our broker to explore alternatives for our Workers Compensation carrier. Last year, AmTrust created several administrative challenges with our policy and proposed an increase of approximately \$8,000, bringing the renewal premium to \$13,770. After clarifying underwriting information previously submitted to Travelers, we were able to obtain a quote after they had previously declined coverage. After consulting with Patrick, we found coverage with Travelers.
  - i. New Policy Premium: \$4,783
  - ii. Savings Compared to Last Year: \$968
  - iii. The 2026 budget allocated \$10,800 for Workers Compensation insurance. Based on the new policy, we anticipate approximately \$5,000 in savings relative to the budget.
- e. **Clubhouse A/C Replacement Proposal.** Over the past year, we have experienced several issues with the heating and cooling system serving the clubhouse. This

system was not replaced during the prior renovations. Three contractors visited the building and provided proposals.

- i. Contractor Proposal
  1. Giant HVAC \$9,153
  2. Jones HVAC \$16,237
  3. Silverman Heating & Plumbing \$16,250
  4. Jones proposed a smaller system, but the cost remained higher than the Giant proposal.
  5. Lesli motioned to approve Giant's bid and to fund the project from the transfer, Chris seconded, and to fund from T&C. The motion passed unanimously by roll call vote.
- ii. Recommendation: Award the contract to Giant HVAC and fund the work from the Transfer and Construction Fund.
- f. **Entertainium Maple Tree Removal Proposal.** The large Maple tree near the office appears to be at the end of its life. It is covered with fungus and other growth indicating deterioration. There is also an older steel cable currently holding two sections of the tree together. We're regularly picking up fallen branches, and there is concern the tree could eventually pose a safety risk. Given the significance of removing a large tree in this area, management wanted to bring the matter to the Board before taking action. We obtained pricing from three contractors:
  - i. Contractor Proposal
  - ii. Mike's Outdoor Maintenance \$2,000
  - iii. Above and Beyond Tree Care \$2,700
  - iv. John's Tree Service \$3,250
  - v. Recommendation: Award the contract to Mike's Outdoor Maintenance and fund the work from surplus funds within Account 5310 – General Insurance as a risk mitigation measure.
  - vi. Chris motioned to Mike's Outdoor Maintenance bid funded from 5310, Lesli seconded, and the motion passed by voice vote.
- g. **Ken Herfield Memorial.** With the removal of the Maple tree, the area will provide an opportunity for landscaping improvements and the creation of a memorial honoring Ken Herfield. A preliminary concept has been prepared. Several members have expressed interest in assisting with the effort, including Sara Satz, Alex Rey, Alan Schantz, and Bob Ernst. Management will work with this group over the next month to develop design concepts, establish a project budget, and identify potential funding sources. A formal proposal will be brought back to the Board once these items are further developed.
- h. **Two other receivables resolved and collected upon:** Thompson sanitation for damage to the back gate of the Entertainium and the Town of Thompson for damage to the front gate.

### 3. FINANCIAL REVIEW

- a. **Feb. 2026 Treasurer Report.** Will approve next month when Ken is present.
- b. The Board approved EGPOA's insurance renewal via email vote in February. Total premium for the 2026 renewal is quoted at \$264,661.30 (versus \$256,506.27 in 2025). This is a 3% total increase in premiums over

2025, less than the 7% we budgeted. “Yes”: Patrick, Ilana, Joel, Ken, Dan, Beverly, Mark, Lesli, Sarah.

**4. WATER COMPANY**

- a. **General Update (Dan)**

**5. COMMITTEE REPORTS**

- a. **Study Committee on EGLLM (Dan and Joel)**
- b. **Lakes (Mark and Joel).** Met on March 5 and will publish newsletter.
  - i. Began planning summer events: July 4 “Flotilla”, a children’s fishing derby in August, and an adult bass fishing contest.
  - ii. Discussed seeking new volunteers for CSLAP.
  - iii. New docks should arrive next week.
- c. **Buildings and Grounds (Ilana)**
  - i. Looking to seek feedback from the community regarding future planning for facilities updates/improvements.
  - ii. Will meet on the second Tuesday going forward.
- d. **Events (Ilana and Chris).** Met on March 4. Working to complete the draft summer calendar by May.
  - i. Ilana thanked Hal for organizing the snowshoeing event.

**6. MEMBER COMMENTS**

**7. NEXT MEETING:** April 19, at 9:00 am in the Boardroom and via Zoom.

**8. EXECUTIVE SESSION.** Chris motioned, Joel seconded, and the motion passed by voice vote.

**9. ADJOURN**