

DIVISION OF CEMETERIES

STATE OF NEW YORK
DEPARTMENT OF STATE

STATE OFFICE BUILDING
44 HAWLEY STREET
BINGHAMTON, NY 13901
TELEPHONE: (607) 721-8756
FAX: (607) 721-8753
WWW.DOS.NY.GOV

KATHY HOCHUL
GOVERNOR

CEMETERY BOARD

ROBERT RODRIGUEZ
SECRETARY OF STATE
CHAIR

LETITIA JAMES
ATTORNEY GENERAL

MARY T. BASSETT, M.D., M.P.H.
COMMISSIONER OF HEALTH

DEPARTMENT OF STATE - DIVISION OF CEMETERIES**MEMORANDUM**

TO: New York State Cemetery Board

FROM: Brendon Stanton, Investigator

SUBJECT: Greensprings Natural Cemetery Association, #55-034

RE: Cemetery Renovation

DATE: October 19, 2022

Exhibits

- a) Report of Division Senior Accountant Steven Troutman
- b) Application from Greensprings Natural Cemetery Association
- c) Board minutes approving the project
- d) Map of the property
- e) Estimate from Contento's Demolition

Introduction and Recommendation

The Greensprings Natural Cemetery Association of the town of Newfield, Tompkins County, has applied to the Cemetery Board for approval of a cemetery renovation to demolish a disused and dilapidated horse barn located on the cemetery association's property. The barn has become dangerous and its removal will render the cemetery safer for visitors. The cemetery association has no immediate plans to use the land for burials, but it could be used in the future if the need arises.

I recommend approval of this cemetery renovation.



**Department
of State**

The Structure

The structure is a partially collapsed horse barn located in the eastern part of the cemetery. The structure is accessible from a gravel access road on the property. It is mostly obscured by tall grass, though easily accessible from the access road and just a short distance south of Irish Hill Road. I did not enter the structure, but it appeared to be deteriorated to such a degree that demolition is necessary. The cemetery would additionally have no use for a repaired barn.

Report Pursuant to 19 NYCRR Section 201.16

Pursuant to 19 NYCRR Section 201.16, the cemetery has submitted a report regarding the proposed renovation. The report indicated the following:

- 1) whether the alteration will result in or avoid the destruction, damage to, modification or interference with existing graves and markers, crypts, mausoleums, roadways, and pathways: ***The barn is located east of the cemetery's burial areas. Greensprings Natural Cemetery does not have traditional burial sections laid out in rows with monuments, so it is difficult to locate burials, but I did not directly observe any visible from the site of the barn.***
- 2) the location, design and duration of the major alteration; ***The barn is located within the borders of the 130-acre cemetery property (see map attached). The duration is anticipated to take approximately one day and will begin as soon as practicable.***
- 3) the financial impact on the applicant; ***Removal is estimated to cost approximately \$5,295.00.***
- 4) whether the alteration will interfere with the lots or the interests of the lot owners; ***There will be no interference with the lots or the interests of the lot owners since the barn is far removed from any current burial sites and will ostensibly make more land available for burials in the future.***
- 5) whether the alteration will be appropriate for cemetery purposes; ***The removal will enhance the cemetery's visual appeal and safety, increase the land area available for burials, and remove an "attractive nuisance" from cemetery property.***
- 6) whether the alteration will have an adverse impact on the surrounding community; ***Greensprings is the only occupant of the hill on which it exists and the barn is about 400 yards from the nearest neighbor. Any impact of the removal of the barn will be a positive one.***
- 7) whether the alteration will have the potential to adversely affect the public health and safety, the environment or natural resources; ***The removal of the barn will have a positive effect on public safety because it has deteriorated to the point that it presents a danger simply by continuing to exist.***
- 8) the degree to which measures will be taken to minimize or eliminate these impacts. ***N/A***

The cemetery association contacted the town of Newfield and was informed that a permit was not required.

Recommendation

Greensprings Natural Cemetery has proven very successful since its incorporation, and continues to take action on its property that will ensure the cemetery remains viable for many years to come. The removal of this structure will reduce potential liability for the cemetery association in addition to providing additional space for burials in the future. For these reasons, I recommend approval of this cemetery renovation.

Exhibit A

DIVISION OF CEMETERIES

STATE OF NEW YORK
DEPARTMENT OF STATE
123 WILLIAM STREET
NEW YORK, NY 10038
TELEPHONE: (212) 417-5713
FAX: (212) 417-2322
HTTPS://DOS.NY.GOV

KATHY HOCHUL
GOVERNOR

CEMETERY BOARD
ROBERT J. RODRIGUEZ
SECRETARY OF STATE
CHAIR

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MARY T. BASSETT, M.D., M.P.H.
COMMISSIONER OF HEALTH

TO: New York State Cemetery Board

FROM: Steven Troutman, Senior Accountant

SUBJECT: Greensprings Natural Cemetery Association, #55-034

DATE: October 07, 2022

Schedules:

1. Schedule A - Income and Expenses and Fund Balances

Summary:

Greensprings Cemetery Association (Greensprings) submitted an application to remove a dilapidated barn due to safety reasons.

Costs:

The total cost based on an estimate provided by an outside contractor is **\$5,250**. The scope of work is to drop the barn structure and haul the materials away.

Return on Investment:

There is no expected return on investment. The demolition is being done for safety purposes. There will be no impact on the current level of operational income or spending.

Financing:

The project is being financed through monies from a General Fund account. As of December 31, 2021, there was \$237,459 in their General Fund, including \$119,066 in an investment account that can be accessed to cover all costs.

Annual Reports:

Annual Reports are up to date. The cemetery has been operating at sizable surpluses, increasing total funds by \$160,000 over the past four years.

Division Audit:

The last audit was conducted on November 27, 2018 covering a review period through December 31, 2017. At that time, it was reported that the cemetery had a surplus in its Permanent Maintenance Fund of \$3,867.49. The audit writer indicated the long-term viability of the cemetery appeared quite favorable. Another division audit will be scheduled within the next six months.

Recommendation:

Based on the information provided by Greensprings Natural Cemetery Association and Division staff, the request to demolish Greensprings' barn should be granted. From a financial perspective, there is little impact given the small cost and the ability to utilize their General Fund.



**Department
of State**

New York State Department of State
Division of Cemeteries

Board Application- Accountant Review Checklist		
Cemetery Name:	Greensprings Natural Cemetery	
County:	Tompkins	
NYS ID#	55-034	
Purpose:	Demolish old barn	
Cost:	\$5,250.00	
Prepared by:	Alicia Young & Steven Troutman	
Date:	9/27/2022	
Review Areas	Response	Comments
Project Funding	General Fund	Project cost \$5,250. GF Balance 12/31/21 \$241,524.00
Schedules A/B reviewed?	yes	No Sch B, no ROI from this project
Is there a Schedule C?	no	
Is there an expected return on investment?	no	The barn is being demolished for safety reasons.
Does the cemetery have a conflict of interest policy?	yes	
Are there any conflicts of interest in this project?	no	
Is this a related party transaction?	no	
Annual Reports up to Date	yes	
Vandalism and Assessment payments current?	yes	
Operates at a surplus?	yes	The cemetery realized substantial annual operating surpluses from 2018-2021
Permanent Maintenance Deficit?	no	
Permanent Maintenance Loan?	no	
Date of last Division Audit		Dec-18
Does the Cemetery have a minimum of three active trustees?	yes	
Does the cemetery advertise and hold annual lot owner meetings?	yes	
Does the cemetery carry commercial crime insurance?	yes	
Are service fees approved?	yes	
Are there any major unresolved concerns identified in last audit?	no	
Recommendation	Approve	This project will have minimal impact on the cemetery's finances as it has a large general fund balance and had sizable operating surpluses the previous 4 years. The barn needs to come down as it is a safety hazard.

Greensprings Natural Cemetery Association, Inc.

Balance Sheet

10/17/22

Accrual Basis

As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
Animal Companion Checking	5,000.00 ✓
Animal Companion Savings	7,361.52 ✓
CD 60308236 PMF 8/22/20 8/22/21	P 10,473.40
CD 60548236 PMF 3/17/20-9/16/21	P 71,607.09
CFCU Checking	13,544.19 ✓
Equipment Fund Savings Acct.	4,521.32 ✓
PMF Savings	P 24,058.78
Special Projects Savings Acct	1,000.31 ✓
TIAA-CREF	11,322.56 ✓
Tioga St Bank Checking	80,952.87 ✓
Treasury Bills	P 50,000.00
Total Checking/Savings	279,842.04
Total Current Assets	279,842.04
Fixed Assets	
Accumulated Depreciation	-69,030.00
Cottage	62,585.58
Cottage Land	10,000.00
Furniture and Equipment	43,996.29
Gould Property Purchase	91,849.78
Land Purchase	112,870.00
Total Fixed Assets	252,271.65
TOTAL ASSETS	532,113.69
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Payroll Tax Payable	621.33
Total Other Current Liabilities	621.33
Total Current Liabilities	621.33
Total Liabilities	621.33
Equity	
Unrestricted Net Assets	455,550.33
Net Income	75,942.03
Total Equity	531,492.36
TOTAL LIABILITIES & EQUITY	532,113.69

operations
 ✓ = 123,702.77

02/28/2021
CEMETERY CDS

FROM	INITIAL AMOUNT	%	OPENED	MATURES	TO	VALUES ON 5/31/2021	
PMF	12,000.00	100	1/22/2019	7/23/2020 CFCU ck CLOSED		\$ -	
PMF	10,000.00	100	2/22/2019	8/22/2021 CFCU ROLLED		\$ 10,497.20	
70K CD:	70,000.00					\$ 72,487.37	
EQUIPMENT	15,508.39	0.22	3/17/2020	9/16/2021 CFCU		\$ 16,059.46	12/12/2021
PMF	17,539.97	0.25				\$ 18,163.23	leave in General Checking - account closed
SPEC SAVINGS	5,295.59	0.08				\$ 5,483.76	move from General to PMF
GENERAL FUND	31,656.05	0.45				\$ 32,780.91	leave in General Checking

03/17/2020	TRANSFR Equipment Fund Savings Acct.	CFCU for new checking acct \$5K and CD \$70K
03/17/2020	TRANSFR PMF Savings	CFCU new checking \$5K and CD \$70K
03/17/2020	TRANSFR Special Projects Savings Acct	CFCU new checking \$5K and CD \$70K

Note:
\$12,543.52 at CFCU needs to go back to PMF:
transfer
10/16/2020 (\$2,000.00) \$12,543.52
10/30/2020 (\$2,000.00) \$8,543.52
3/8/2021 (\$8,543.52) \$0.00

Exhibit B



Division of Cemeteries

New York State
Department of State
DIVISION OF CEMETERIES
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231-0001
Telephone: (518) 474-6226
<https://dos.ny.gov>

APPLICATION FOR APPROVAL OF A MAJOR ALTERATION

BASIC INFORMATION

Cemetery Name Greensprings Natural Cemetery Preserve Association		New York State – Cemetery Five Digit ID Number —	
Location of Cemetery: Street Address 293 Irish Hill Rd			
City Newfield	or Town and Village Newfield	NY	Zip Code 14867
Contact Person Name: Michelle Menter		Title Manager	
Phone Number [REDACTED]	Email [REDACTED]	Date Form Completed	
Cemetery Total Acres: 130.00	Cemetery Developed Acres: 12.15	Cemetery Acres Sold: 5.50	
Does the cemetery have certificates of indebtedness or land shares? (This is not common) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

PROJECT DESCRIPTION

Explain the purpose of the project and why it is in the cemetery's best interests.

We are looking to tear down and remove an old horse barn. The structure is approximately 20 x 15 feet. It is not in a burial area. It is unsafe and unuseable. We'd like to remove it for that reason.

APPLICATION FOR APPROVAL OF A MAJOR ALTERATION

Major alteration means: a project for which an environmental assessment form (EAF) is prepared or required; an activity which can reasonably be expected to have a substantial and adverse impact on the adjacent community, the lots or the lot owners of the cemetery, including: demolition; stockpiling materials; grading and other forms of earthwork; dumping, filling or depositing of any material; excavation or trenching; dredging; removal of soil; flooding or draining; or paving or construction of buildings, structures or facilities.

Major alterations do not include construction of mausoleums, columbariums, or lawn crypts; use the forms found at <https://dos.ny.gov/cemetery-operators#forms> for applications concerning those projects. Some mausoleum, columbarium, or lawn crypt projects also involve major alterations (e.g., installing lawn crypts where there will be significant regrading and installation of drainage). For those projects, please submit this major alteration form and the appropriate form for that type of project.

Will the alteration include any of the following activities?

- | | | |
|---|--|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Environmental Assessment Form |
| <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Demolition |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Stockpiling materials |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Building construction |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Grading and other forms of earthwork |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Dumping, filling or depositing of any material |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Excavation or trenching, dredging or removal of soil |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Flooding or draining |
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Paving or construction of buildings, structures or facilities (note: paving does not include sealing or putting a top coat on existing paved surfaces) |

If you answered "NO" to all of the questions above, STOP HERE and submit this form by email to cemeteryboardapplications@dos.ny.gov, together with a short (approximately one page) explanation of the project and cost estimate, and await further guidance. If you do not have access to email, please fax or mail a copy to the Division's Albany office. The fax is (518) 473-0876 and the address is on the first page of this form.

If you answered YES to ANY of the questions above, or if directed by the Division of Cemeteries, please complete the rest of this form.

COMPLIANCE WITH NEW YORK STATE CEMETERY BOARD REGULATIONS

How will the alteration avoid the destruction, damage to, modification or interference with existing graves and markers, crypts, mausoleums, roadways and pathways?

The structure we want to tear down and remove is not in a burial area. It's near a driveway so access in and out is simple and straightforward.

APPLICATION FOR APPROVAL OF A MAJOR ALTERATION

COMPLIANCE WITH NEW YORK STATE CEMETERY BOARD REGULATIONS (Continued)

What is the location, design, and duration of the alteration?

The structure is located on Greensprings property (see map included with this application). A backhoe will be used to drop the structure and materials will be hauled away by the contractor. The project is expected to take no more than 1 day.

Describe the financial impact of the alteration on the cemetery.

The project is expected to cost 5,295 (permit plus demo/removal).

Explain how the alteration will or will not interfere with the lots or the interests of lot owners.

The structure is not located in a burial area and the take down and removal will not cross any burial sites. We expect the removal of this old structure to increase safety for visitors.

APPLICATION FOR APPROVAL OF A MAJOR ALTERATION

COMPLIANCE WITH NEW YORK STATE CEMETERY BOARD REGULATIONS (Continued)

How will the alteration be appropriate for cemetery purposes?

This structure we are looking to tear down and remove is an old horse barn built decades ago when the land was used as a farm. We have no need for this building and taking it down and removing the materials will allow us to eliminate a potential safety hazard.

Will the alteration have an adverse impact on the surrounding community? Explain why or why not. If there is such an impact, explain the measures to be taken to minimize that impact.

This will have no adverse impact on the surrounding community because the structure is surrounded by many acres of open meadows. Our nearest neighbors cannot even see the old horse barn. Any disturbance they may hear (if any) will be brief.

List all permits required to complete this project, attach copies of permits already obtained and describe the status of permits you have not yet obtained.

Town of Newfield Building Permit - code officer said a permit for an ag building demo is not required.

APPLICATION FOR APPROVAL OF A MAJOR ALTERATION

COST

Total Cost of Construction:

\$ 5,295.00

ADDITIONAL REQUIRED DOCUMENTS

- Minutes or resolution of board or lot owners approving the major alteration
- Map of the cemetery with the location of the major alteration indicated
- Rendering or sketch of the major alteration
- Construction budget, including a detailed list of all costs associated with the major alteration
- Is the cost of the project greater than \$ 25,000? ☐ Yes ☒ No If yes, submit a copy of the architect's or engineer's report.
- Copies of any permits received for the project ☒
- A list of lot prices and service fees associated with the major alteration
- Does your cemetery file Form 990 or Form 990-EZ with the IRS? ☒ Yes ☐ No
 - If you file Form 990, attach Part VII, Compensation of Officers, Directors, and Trustees for the last year available
 - If you file Form 990-EZ, attach Part VI for the last year available
 - If you file Form 990-N-Electronic Notice (e-Postcard), no additional document is required
- If you intend to finance the project by borrowing from your permanent maintenance fund, you must also submit a separate "Application for Recommendation for Approval of a Loan or Grant from a Cemetery's Permanent Maintenance Fund," found at <https://dos.ny.gov/cemetery-operators#forms> ☒

REQUIRED SCHEDULES

- Schedule A: summary detailing the last four years of income and expenses and fund balances as reported on your annual report; use the form found at <https://dos.ny.gov/cemetery-operators#forms>.
- Schedule B: anticipated annual revenue and expenses from the project if the project is anticipated to generate revenue; use the form found at <https://dos.ny.gov/cemetery-operators#forms>.
- If you are borrowing money to finance the project from a source other than the cemetery's permanent maintenance fund, attach an amortization schedule (this is not a Department of State form)
- Does the proposed project involve a related party? ☐ Yes ☒ No
 - If yes, please complete Schedule C: Related Party Transactions.
 - A related party is an officer, director, or key person of the cemetery or their relatives, or entities of which these people own a specific percentage. For purposes of applications, entities affiliated with cemeteries (such as funeral entities for grandfathered standalone crematories) are related parties. For more information, please see the New York State Office of the Attorney General's guide to Conflict of Interest Policies available at: https://www.charitiesnys.com/pdfs/Charities_Conflict_of_Interest.pdf.



Division of Cemeteries

Department of State
DIVISION OF CEMETERIES
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231-0001
Telephone: (518) 474-6226
www.dos.ny.gov

SCHEDULE A – INCOME AND EXPENSES AND FUND BALANCES

For any income or expense category where there is a significant increase or decrease in income or expenses, please provide a brief explanation. Not all cemeteries will have income and expenses in all of these categories

Cemetery Name Greensprings Natural Cemetery Association		New York State Cemetery Five Digit ID Number 55 — 034		
YEAR ENDING (enter last date of year reporting for each column, i.e. 12/31/20)	2021	2020	2019	2018
SIZE AND INVENTORY				
Acres-Total	130.00	130.00	130.00	130.00
Acres-Developed	17.66	14.21	14.00	13.70
Acres-Developed and Available	12.15	9.27	8.96	8.00
BURIALS AND LOT SALES				
Burials	41.00	43.00	29.00	34.00
Number of lots (graves, crypts, niches) sold	111.00	109.00	110.00	95.00
INCOME (RECEIPTS)				
Lots and grave sales	\$ 98,943.00	\$ 95,510.00	\$ 68,450.00	\$ 73,950.00
Interment fees	\$ 39,550.00	\$ 36,200.00	\$ 29,000.00	\$ 31,750.00
Foundations	\$ 0.00	\$ 1,900.00	\$ 1,400.00	\$ 0.00
Dividends and interest	\$ 2,690.00	\$ 2,807.00	\$ 43.00	\$ 26.98
Donations	\$ 6,256.00	\$ 6,910.00	\$ 4,841.00	\$ 28,540.00
Other-specify; sale of Kubota	\$ 5,000.00	\$ 2,825.00	\$ 15,596.00	\$ 7,666.07
attach additional sheet(s) as needed				
Other-specify; program income	\$ 900.00			
attach additional sheet(s) as needed				
Other-specify;				
attach additional sheet(s) as needed				
TOTAL RECEIPTS	\$ 153,339.00	\$ 146,152.00	\$ 119,330.00	\$ 141,933.05

SCHEDULE A – INCOME AND EXPENSES AND FUND BALANCES

Cemetery Name Greensprings Natural Cemetery Association	New York State Cemetery Five Digit ID Number 55 034
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YEAR ENDING	2021	2020	2019	2018
EXPENSES (DISBURSEMENTS)				
Employee Wages	\$ 31,216.00	\$ 31,869.00	\$ 30,669.00	\$ 34,815.00
Independent Contractor Grave Openings	\$ 6,200.00	\$ 5,545.00	\$ 4,400.00	\$ 6,000.00
Independent Contractor Maintenance and Mowing	\$ 225.00	\$ 225.00	\$ 300.00	\$ 2,770.00
Salaries of Officers	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Supplies and Repairs	\$ 4,244.00	\$ 3,228.00	\$ 7,856.00	\$ 4,429.68
Equipment	\$ 19,719.00	\$ 0.00	\$ 0.00	\$ 3,087.47
Insurance – General Liability	\$ 4,599.00	\$ 7,547.00	\$ 12,009.00	\$ 4,349.18
Workers Compensation	\$ 4,016.00	\$ 4,263.00	\$ 5,729.00	\$ 466.97
Commercial Crime/ Employee Dishonesty	\$ 1,375.00	\$ 1,121.00	\$ 2,025.00	\$ 1,190.00
Vandalism and Assessment Fee	\$ 195.00	\$ 155.00	\$ 203.00	\$ 184.00
Other – specify; computer exp. payroll taxes attach additional sheet as needed	\$ 15,436.00	\$ 23,846.00	\$ 29,873.00	
Other – specify; office exp, marketing, prof. fees attach additional sheet as needed	\$ 12,650.00			
Other – specify; farmhouse demo,,seeds etc attach additional sheet as needed				\$ 56,119.92
TOTAL DISBURSEMENTS	\$ 99,875.00	\$ 77,799.00	\$ 93,064.00	\$ 113,412.22
OPERATING SURPLUS (LOSS)	\$ 53,464.00	\$ 68,353.00	\$ 26,266.00	\$ 28,520.83
INTER-FUND TRANSFERS				
Transfers				
To Operating Account				
From permanent maintenance fund (retained income from previous years)	\$ 64,357.00	\$ 30,083.00	\$ 0.00	\$ 0.00
From other funds (i.e., perpetual care, special, bequests, pre-need, etc.)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL TRANSFERS FROM OTHER FUNDS TO OPERATING ACCOUNT	\$ 64,357.00	\$ 30,083.00	\$ 0.00	\$ 0.00
Transfers				
From Operating Account				
To permanent maintenance fund	\$ 0.00	\$ 11,055.00	\$ 9,520.00	\$ 11,905.00
To other funds (i.e., perpetual care, special, bequests, pre-need, etc.)	\$ 0.00	\$ 72,000.00	\$ 0.00	\$ 0.00
TOTAL TRANSFERS FROM OTHER FUNDS FROM OPERATING ACCOUNT	\$ 0.00	\$ 83,055.00	\$ 9,520.00	\$ 11,905.00

SCHEDULE A – INCOME AND EXPENSES AND FUND BALANCES

Cemetery Name Greensprings Natural Cemetery Association	New York State Cemetery Five Digit ID Number 55 034
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YEAR ENDING	2021	2020	2019	2018
FINANCIAL ASSETS (FUND BALANCES)				
General Fund	\$ 241,524.00	\$ 123,703.00	\$ 108,322.00	\$ 91,576.31
Permanent Maintenance Fund	\$ 104,179.00	\$ 156,139.00	\$ 100,965.00	\$ 89,450.84
Perpetual Care	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Special Trust	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Other	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL FINANCIAL ASSETS	\$ 345,703.00	\$ 279,842.00	\$ 209,287.00	\$ 181,027.15
PER ACRE ANALYSIS				
Total Income Per Developed Acre	\$ 8,682.84	\$ 10,285.15	\$ 8,523.57	\$ 10,360.08
Total Expense Per Developed Acre	\$ 5,655.44	\$ 5,474.95	\$ 6,647.43	\$ 8,278.26
Net Income (Loss) Per Developed Acre	\$ 3,027.41	\$ 4,810.20	\$ 1,876.14	\$ 2,081.81
Funds Per Developed Acre	\$ 19,575.48	\$ 19,693.31	\$ 14,949.07	\$ 13,213.66

Permanent Maintenance Loan

Approved Date	
Original Loan Amount	
Current Balance	

NOTES:

Exhibit C

MINUTES: GREENSPRINGS BOARD MEETING 11 July 2022; Amended 2 Aug 2022

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AMENDMENT ADDED 2-AUG-2022

On July 27, 2022, Dan Klein moved a resolution to approve the expenditure of up to \$8,000 to Contento's Demolition for the removal of the horse barn. The vote was taken by email as per our bylaws, and it passed 8 to 0.

=====

PRESENT VIA ZOOM: Dan Klein, Leslie Strebel, Alan Collmer, Joanne James, Michelle Menter, Edna Brown, Larry Hirschberger, Lynn Leopold, Marie Terlizzi, Martha Fisher (volunteer)

Minutes by Alan Collmer (Note, in June there was no Board Meeting because of the Annual Meeting)

ELECTION OF NEW OFFICERS:

Dan explained that each of the proposed officers had previously agreed to serve in these positions:

President: Dan Klein

Vice President: Leslie Strebel

Secretary: Alan Collmer

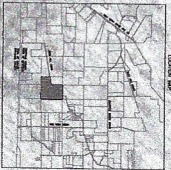
Treasurer: Joanne James

There were no other nominations from the floor. Lynn then nominated the slate, which was approved by unanimous vote.

TREASURER'S REPORT: The full text of Joanne's May report is appended. Joanne noted that May was an active month and there was a huge increase in reported payroll hours, as detailed in her report. In the subsequent discussion, it was noted that Martha Armstrong had a particularly large increase in hours worked attributable to her leading many site tours for prospective purchasers from Tikkun v'Or, Ithaca Reform Temple (TvO), and her work on 90' x 90' block signs. Michelle noted that the burial coordinators are currently handling an increasing number of outside contacts and visitor tours, and she expressed concern about burnout. She suggested one helpful change would be to reduce the level of non-burial work on weekends. Dan concluded that we should keep track of this whole issue and revisit later with more long-term data. Finally, Joanne noted that the \$15K check from Al-Huda Islamic Center (AHIC) came in June.

MANAGER'S REPORT: Full text of the May and June reports is attached. Michelle noted that May was the busiest month she experienced at GS. She also noted that the TvO A2 block was rapidly filling, with 20 sites paid for and only 9 left before the expansion to B2. Michelle reported that the Art in the Meadow classes will not occur this summer because of an insufficient number of students. Next year, the class will be announced earlier – in February or March – before other summer plans are made by people who might otherwise be interested.

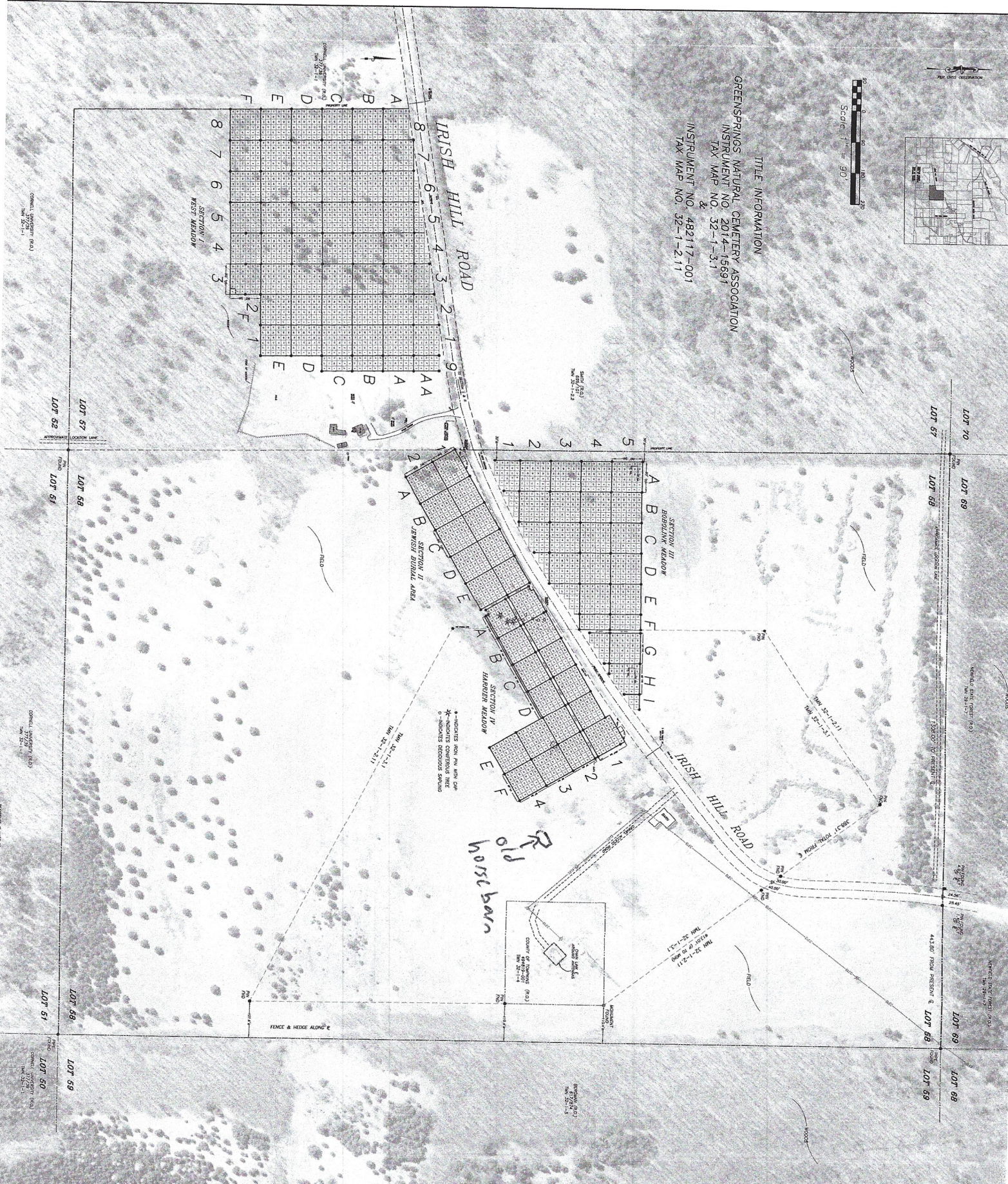
Exhibit D



Scale 1" = 90'

TITLE INFORMATION

GREENSPRINGS NATURAL CEMETERY ASSOCIATION
INSTRUMENT NO. 2014-15691
TAX MAP NO. 32-1-3.1
&
INSTRUMENT NO. 482117-001
TAX MAP NO. 32-1-2.11



old horse barn

SKETCH MAP FOR
GREEN SPRINGS CEMETERY ASSOCIATION
IRISH HILL ROAD

TOWN OF NEWFIELD, TOMPKINS COUNTY, NEW YORK

DATE	REVISION	BY	APP.
5/12/2022	REVISED TO SHOW HARBOR SECTION AND ADD CITATION TO JOCKEY MEADOW AREA	JD	
5/12/2022	WORKING	JD	

Working

CONFORMS TO THE NEW YORK STATE CEMETERY ACT AND THE PROVISIONS OF THE CEMETERY ACT OF 1907, AS AMENDED, AND THE CEMETERY ACT OF 1907, AS AMENDED, AND THE CEMETERY ACT OF 1907, AS AMENDED.

LET RECORD

N.Y.S. LICENSE NO. 000000

ENTERED AND RETURNED

PROJECT
GREEN SPRINGS
CEMETERY
ASSOCIATION

SHEET TITLE
BURIAL
PLOTS

11/29/2021 522-157
12/1-2021 522-157
12/1-2021 522-157

F. G. MILLER P.C.
1000 N. STATE ST. SUITE 200
ALBANY, NY 12207
TEL: 518-869-1111
WWW.FGMILLERPC.COM

Exhibit E



July 6, 2022
Green Springs Natural Cemetery Preserve
[REDACTED]
Newfield, NY 14867
info@naturalburial.org
[REDACTED]
ATTN: Michele Menter

RE: Barn Demolition 293 Irish Hill Rd, Newfield NY.

Contento's is pleased to present the following proposal for the demolition of the barn located at the above listed location. Demolition all barn debris, contents. Also included is clean up of 5-6 small piles of debris throughout the property as a separate line item. Green Springs to mow reasonable access to barn and piles. Slab to be demolished and buried onsite with onsite dirt. No imported backfill is included. No topsoil and seeding is included.

Customer to obtain demolition permit and terminate all utilities. Demolition is considered asbestos free.

Labor, materials, equipment, and tipping fees for waste included in proposal.
All solid waste will be disposed of according to NYS DEC NYCRR parts 360 solid waste laws.

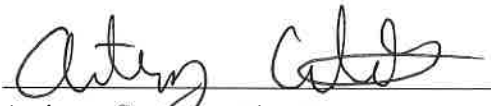
Demolition:	\$4,500.00
Pile Clean-up:	\$750.00
TOTAL	\$5,250.00

AUTHORIZATION

If the proposal is understood and accepted, please sign and return a copy to Contento's along with any additional reference documentation such as a purchase order and/or tax exemption certificate. By accepting this proposal, the Client authorizes Contento's to commence the services as described above. Work will conform to local, state and federal regulations. Other work beyond the scope of work described above, unless agreed to in writing, will be billed at the current time and material rates.

This proposal is valid for a period of thirty (30) days from the above date and subject to confirmation thereafter. Terms of payment is Net 30. Interest will be applied at the rate of 1.5% per month. If terms are not met, Client agrees to pay all reasonable costs for collection including but not limited to court costs, costs of collection and any reasonable attorney's fees. Client agrees that any legal action for any dispute arising from this agreement shall be held in Cortland County, State of New York; Governed by the State of New York laws.

To the fullest extent permitted by law, the customer agrees to defend, indemnify, and hold harmless Contento's against loss, damage, or expense, including legal fees, by reasons of suits, claims, demands, judgements, and causes of action for personal injury, death, or property damage rising out of or in any way in consequence of the performance of all work undertaken by Contento's except that in no instance shall the customer be held responsible for any liability claim demand or cause of action attributable solely to the negligence of Contento's or our subcontractors.

Signature	Printed Name	Date
		7-6-22
Anthony Contento, Vice-President		Date

