

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
November 1, 2016**

ATTENDANCE:

		Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Patton, Jim	P	Nietzer, Laura	P		
		Sarnowski, Karen	P	Rees, Ginny	E
Marino, Joseph	E	Straubel, Kathy	P	Decina, Dennis	P
Sarnowski, Shelby	P	Quirk, Andrew	P	Donoghue, Paul	P*
Dowling, Kristin	P				

P= Present E = Excused A= Absent P*present via Skype

Attorney Present: James Romer yes no

With a quorum present, the meeting was called to order at 7: 24 pm by Andrew Quirk.

Public Session:

A motion was made Rob Burr and seconded by Laura Nietzer to approve the September, 2016 regular and executive meeting minutes, as corrected.

7 yeas; 0 noes; 1 abstention

Correspondence:

384 Warwick Turnpike notified the board of a building permit to build a shed. The shed is not on parklands, so not an issue.

89 Witte Rd. gave notice of a septic installation.

Membership Secretary's Report:

Karen Sarnowski reported that there are 624 POA members with 13 double docks for a total of 637 + 22 tenants/specials for a total of 659 POA members.
There are 1526 easement members.

Karen reported that past due collections are coming in at a rapid pace.

A property on Clinton Rd. is asking if they can pay only back easement and not late fees due to not being contacted by previous office manager to resolve payment questions. Karen recommends that the owner pay back easement and waive the late fees.

A property owner has requested that she pay only the balance of \$1496 she owes on easement due to financial hardship. She also owes an additional \$734 in late fees. The board had a discussion about requiring property owner to pay easement in full and waive half of the late fees with a nondisclosure agreement including timely future payment.

Legal collections are continuing with Bob Massesø office.

A new owner bought a property that had 3 years past easement due on the property. The realtor did not disclose this as is required. This has led us to send a certified letter to all realtors in the area notifying them that they must disclose the lake association fees.

Treasurer's Report:

Easement: Easement budget is running under budget. Paul Donoghue recommends cutting back on some line items if the entire budget for the item is not being used. Any projects that need to get done should get done now. Jim Jones mentioned that he'd like to get the firehouse parking lot paved for \$20,000 this fall. Paul approved that there is money in the budget for this.

POA: Membership numbers are doing well. Clubhouse rental is at 107%. POA is OK from a cash position. We're doing fine if there is an increase in taxes.
Paul is uncomfortable taking a large amount out of POA for the bulkhead as there isn't a large reserve.

Karen Sarnowski made a motion to approve the October financials; Rob Burr seconded the motion.

11 Yeas 0 noes 0 abstentions

2017 Easement budget: adjustments ó reduced stumps budget, increased accounting to \$3200, lowered amount of easement properties ó without funding a dredging loan the easement fee would be reduced to \$181.20.

Easement reserves: If the bulkhead is funded and the environmental study is funded then there is \$26,000 left in remaining reserves

Paul discussed three scenarios in which we borrow three different amounts for the dredging and use our dredging fund to pay \$9000 per year towards the loan repayment. He came up with three different amounts of increase to the 2017 easement payment. The board discussed which scenario would be the best for the community. Paul recommends eliminating scenario 3.

Jim Jones made a motion that we offer scenario 1(\$1M) and scenario 2 (\$750, 000) with the board recommending option 1; Dennis Decina seconded.

2 yeas 10 noes 0 abstentions

Jim Patton made a motion to offer scenario 1 of 1million or scenario 3 no increase, Rob Burr seconded.

7 Yeas 6 noes 0 abstentions with Vice-President voting to break the tie.

Unfinished Business:

Graffiti on township property: no report

Unpaved roads: No new information

Review of Master Plan submissions: no new information

Retaining Wall: no new information

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: No report

Beach: no report

Boathouse: no report

By-Laws/Rules/Regs: no report

Clubhouse: no report

Computers: no report

Dams: no report

Docks: no report

Dredging: no report

Easement: An Easement meeting was held on November 1, 2016 at 7pm. (see Public Session)

Encroachment: no report

Environment: no report

Entertainment: no report

Executive: no report

Insurance: Dennis Decina reported that the insurance company is in contact with the woman who fell on the dock and he has contacted the company about the cameras that were struck by lightning.

Legal:

Karen Sarnowski discussed the collections agreement that we are interested in making with the collection agency. Jim Romer suggests that the clause in reference to litigating in PA be changed to NJ.

Master Plan: no report

Parklands: no report

Publicity: no report

Newsletter: no report

Security: no report

Stumps: no report

Township: no report

Weeds: no report

Ad hoc committees:

Storm drains: no report

New Business:

A motion was made by Laura Nietzer and was seconded by Kathy Straubel to adjourn the meeting at 10:24pm.

Approved by acclamation.

Draft respectfully submitted by Kathy Straubel