

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
February 7, 2017**

ATTENDANCE:

		Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	E	Manzo, Rene	P	Zielinski, Gary	P
Patton, Jim	P	Nietzer, Laura	E		
		Sarnowski, Karen	P	Rees, Ginny	P
Marino, Joseph	P	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: 17 pm by John Veninger.

Public Session:

A motion was made Gary Zielinski and seconded by Andrew Quirk to approve the October, 2016 regular meeting minutes.

13 yeas; 0 no's; 1 abstention

A motion was made by Paul Donoghue and seconded by Jim Patton to approve the January 2017 regular meeting minutes.

12 yeas; 0 no's; 2 abstentions

Correspondence:

A member sent a complaint about the cost of the easement dues.

A member sent a complaint about the community having a fireworks display.

Building Permits:

Vineland Rd. survey does not include the fence. It could be encroaching on parklands. Tanya will request a survey to prove no encroachment.

Membership Secretary's Report:

Karen Sarnowski reported that there are 87 POA members with 2 double docks and 1 tenants/specials for a total of 90 POA members.

There are 217 easement members at this time.

Collections – collection agency is collecting past due fees.

5 Chatham will be advised to sue his title company for past 4 years fees of which he claims he wasn't aware.

Will needs to approach resident who needs to sign off on fireworks.

Treasurer's Report:

Easement: \$1600 in late fees has been collected. Boathouse collections were not at 100%. One boat still owes for storage; owner states this payment is in the mail. Reserves mostly get fully funded at the beginning of the year.

POA: \$445 in fireworks donations; 14% of dues have been collected; Beach expense is at 10% due to badge purchase. Paul Donoghue posed some questions about why POA is getting charged for some charges. He would like us to revisit this at budget time.

Rob Burr made a motion to approve the January financials; Jim Patton seconded the motion.

14 Yea's 0 no's 0 abstentions

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

7 Oaklyn Ct. – Jim Romer sent a letter about abandonment

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Comedy night tickets are selling well. St. Patrick's Day dinner may be on March 18, Breakfast with Bunny will be in April, Jim Jones is arranging a piano for the clubhouse. A discussion about UGL Day is still ongoing.

Beach: no report

Boathouse: One Payment pending. Rob Burr stated his intention of stepping down from the chairmanship of the committee.

By-Laws/Rules/Regs: Karen Sarnowski reported that the committee met and they are working on rules/regs to have ready to be approved.

Clubhouse: Gary Zielinski reported that he's getting bids for the front doors.

Computers: no report

Dams: Andrew Quirk has 2 bids for the trash rack and water gauge. \$23, 860 was one bid. He's still waiting for 2nd bid.

Docks: no report

Dredging: Rob Burr discussed the committee meeting at which the task prioritization was discussed and the creation of a panel. The next meeting is February 21. Paul Donoghue discussed the methodology the committee is using to gain consensus for the dredging project criteria for dredging locations. The Dredging Committee members include Rob Burr (chair), Paul Donoghue, Kristin Dowling, Jim Jones, Joseph Marino, Robert Moskin, Karen Sarnowski and Shelby Sarnowski. The selection of Kepner-Tregoe panelists is predicated on variety, i.e., fisher-people, boaters, easement only participants, a broad geographic representation, no 'common interest' grouping, no Committee, Board

or immediate family members included as panelists. Invitees will be confirmed at the next Dredging Committee Meeting 2/21; suggestions, etc. from the board are welcome. The board held a discussion stressing that the panelists who are invited need to include the variety mentioned in order to ensure transparency and avoid the appearance of self-serving decisions.

Easement: An Easement meeting was held on February 7, 2017 at 7pm. (see Public Session)

Encroachment: no report

Environment: Kathy Straubel reported that a letter has been sent to the Witte Rd. resident in reference to the pipe outflowing into the lake.

Entertainment: no report

Executive: no report

Insurance: Dennis Decina spoke with the insurance company and determined that they will cover the cost of replacement of the damaged video cameras. He suggests a new company to install the new cameras and possible upgrades. Dennis will contact Ken Bartyzel about another camera company.

Legal:

Paul Donoghue reported that Jim Romer wrote a statement concerning the unpaved roads and it's posted on the website. The board's position is that the town accepted the roads by their actions, such as drain installation, etc.

At 9:07pm Paul Donoghue made a motion to go into executive session; Rob Burr seconded the motion.

14 Yea's 0 no's 0 abstentions

At 9:44pm Paul Donoghue made a motion to leave executive session; Rob Burr seconded the motion.

14 Yea's 0 no's 0 abstentions

Master Plan: no report

Parklands: no report

Publicity: Paul Donoghue reported that Oleg can train Tanya on how to update certain website items. We can hire him for \$200/month to support website.

Newsletter: no report

Security: no report

Stumps: no report

Township: no report

Weeds: Rene Manzo discussed that the proposal from Aquatic Analysts is up slightly from last year.

Ad hoc committees:

Storm drains: Karen Sarnowski will speak to Eric at the DPW directly about the schedule.

New Business:

Paul Donoghue proposed a change in meeting format. Committee reports can sent to Tanya 5 days prior to meeting, she can compile it and send it out to everyone prior to the meeting.

A motion was made by Andrew Quirk and was seconded by Kathy Straubel to adjourn the meeting at 9:57pm.

Approved by acclamation.

respectfully submitted by Kathy Straubel