

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
July 12, 2016**

**ATTENDANCE:**

		Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Vasertriger, Oleg	P	Nietzer, Laura	E		
		Sarnowski, Karen	P	Rees, Ginny	E
Marino, Joseph	P	Straubel, Kathy	P	Decina, Dennis	P
Sarnowski, Shelby	P	Quirk, Andrew	P	Donoghue, Paul	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: 15 pm by John Veninger

**Public Session:**

John Veninger introduced Joseph Marino who would like to join the board.

Members asked a few questions of Joseph relative to his previous service.

A motion was made by Karen Sarnowski and seconded by Andrew Quirk to approve Joseph Marino as a board member.

13 yeas; 0 noes; 0 abstentions

A motion was made by Karen Sarnowski and seconded by Oleg Vasertriger to approve the June 2016 regular meeting minutes as corrected.

7 yeas; 0 noes; 6 abstentions

A presentation by the owner of Sportsmanø Marina was given on E-Z docks ó floating docks. Would like us to consider allowing the use of these docks which are larger than our regulation size. Further discussion of this will ensue.

**Correspondence:**

The Health department called Tanya about the garbage cans at Firehouse Cove. Tanya explained that the cans have been replaced.

The owner of the island came in and will move the Jet Ski he was asked to move.

The person with the sailboat will now moor at their dock.

39 Larchmont is sharing a membership. A letter was sent requiring them to pay membership.

A variance was requested on 125 Pt. Breeze drive.

A request of \$100 monthly payment was received from a member in arrears. They owe \$2136 from 2009-2016; 75 longhouse. A letter will be sent to state that payment may not be missed and interest was not included.

A letter requesting a payment plan of \$250/ month for 37 Patterson was received. They are \$ 1202 in arrears. We agree to the payment schedule.

A notice from NJ Dept. of Labor was received. A security employee has filed for unemployment. We should notify state if he/she stops working here.

A Ringwood resident requests the ability to fish UGL. The response is no, unless they are members.

46 Landing notified the board of a dead tree.

**Membership Secretary's Report:**

Karen Sarnowski reported that there are 594 POA memberships this year, with 13 double docks, 12 tenants, and 7 specials. This number is above last yearø totals at this time. There are a total of 1393 easement members.

The owner of Blueberry Island owes \$6085. A discussion ensued about liening the property, but it was determined that since they are in tax foreclosure we wouldnø get paid anyway.

\$3893 is owed on property which is lakeshore and adjacent to the Lakeshore Inn. Tanya will find out tax liability and we will determine if we would take over ownership in lieu of past due dues.

## **Treasurer's Report:**

Easement: due to payment collections we are up to 85% spend.

We do have a contingency account that can be used in case of emergency.

POA: The numbers up due to collections. We made budget with a total of 631 members as of early July with more to come as late dock letters were just sent

POA budget ó. 2017 budget needs to be updated in preparation for the POA public meeting.

Rob Burr made a motion to approve the May and June financials; Karen Sarnowski seconded the motion.

11 Yeas 0 noes 2 abstentions

The 2015 Audit was received from the accounting company. No material issues were found.

## **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:** Music under the Stars 7/23; Cookout on Wednesday, July 13; Yoga will continue on Monday and Thursday nights; 20<sup>th</sup> annual fishing derby; Thanks to Tanya for picking up the trophies.

**Beach:** There is a ðcheck coolerö policy for alcoholic beverages. Sabrina has been getting pushback from a beach goer about no alcohol on the beach. Her response should be that these are the beach rules

separate from the rules and regulations. Beach rules about membership are posted. Guests must be signed in with name and address.

Hot dog roast is July 30

Jim Jones commended Sabrina and Sammie for their work ethic.

**Boathouse:** Rob Burr reported that trailers are being stored, so fees should be coming in soon. Kathy Straubel asked Rob to be sure security boat goes in last, so it can come out first next year

**By-Laws/Rules/Regs:** Karen Sarnowski is going through the rule/regs compared to previous ones. She will email them out soon for review.

**Clubhouse:** Gary Zielinski reported that the geothermal system is going in July 12 and 13 and will be running on July 14.

**Computers:** A brand new printer was installed. Oleg will dispose of the old printer.

**Dams:** Andrew Quirk mentioned that an inspection occurred, but the report will not be in until next week. Divers were in lake taking measurements for trash rack. Lake is low by normal standards.

**Docks:** Karen Sarnowski reported that she is currently assigning docks. Approximately 23 members on wait list. John suggested a copy of the list be maintained each week for transparency purposes. Maybe publish list with lot/block numbers on website. Stump committee is ready to remove any docks that need to be removed from the lake. A submerged rowboat will also be removed and checked for ID.

**Dredging:** Karen Sarnowski reported that the scope of work and township approval as co-signer is still needed to apply for the dredging loan. Paul Donoghue and Rob Burr will speak to town about this. This should go before the membership in November in order to be approved.

**Easement:** An Easement meeting was held on July 12, 2016 at 7pm. (see Public Session)

**Encroachment:** 203 Lakeshore sand beach ó Jim Jones called and spoke with owner, told them sand must be removed. A certified letter was sent. The owner hasn't removed the sand. Jim Romer will address.

Point Breeze patio ó Jim Romer will address this.

Sewell beach ó This needs to be checked by a board member.

**Environment:** Andrew Quirk reported that the environmental committee met to review the 3 bids that he gathered for the lake water quality study. Montclair State and Princeton Hydro were determined to be the better bids. Browne was too high. Further discussion needs to ensue regarding which group to use.

**Entertainment:** no report

**Executive:** no report

**Insurance:** Dennis Decina volunteered to co chair this committee.

**Legal:**

Karen Sarnowski made a motion to go into executive session at 9:16pm; Rob Burr seconded.

12 yeas 0 nos 0 abstentions

A motion was made by Rob Burr to leave executive session at 9:34 pm; Paul Donoghue seconded the motion.

12 Yeas 0 nos 0 abstentions

**Master Plan:** Rob Burr will be working on this.

**Parklands:** Jim Jones reported that Shelby Sarnowski is helping him get bids for a dock for the POA island. He has bids currently for @ \$5000. This will be funded from Parklands. Shelby got a bid for decommissioning the well on Polk Ct. John Veninger stated that Shelby should go ahead and get it done.

**Publicity:** Oleg Vasertriger reported that the email blast application is up and running. Our new board member was alerted to the need for board members by the banner on the website. Karen Sarnowski has a couple of articles she'd like to add to the newsletter.

**Newsletter:** Oleg Vasertriger reported that the minutes are up to date on the website and recent blog posts are available.

**Security:** Kathy Straubel reported that security has been out on weekends. She also discussed that she will not be present at the August 9 meeting. Another board member will have to take the minutes.

**Stumps:** Jim Jones reported that stumps are starting to be removed. Oleg Vasertriger mentioned that there is a stump near the POA island that should be removed.

**Township:** no report

**Weeds:** Board members commented that lily pads are popping up in new areas. Jim Jones stated that the barge could take out the plants from the lake bottom with the roots. Or possibly hire Larry Kovar to hydro rake these areas.

**Ad hoc committees:**

**Storm drains:** Karen Sarnowski reported that Julia contacted her and the retrofits are completed. Karen will do a walk-through. She sent the prioritization list for the next drains to be done.

**New Business:**

A resident would like to pay for and put up a flagpole on the rocks by the Waterfront Island. Some suggestions were made about using the small island in the same location.

A motion was made by Karen Sarnowski and was seconded by Kathy Straubel to adjourn the meeting at 10:05pm.

Approved by acclamation.

*Draft respectfully submitted by Kathy Straubel*