

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
DATE August 9th, 2016**

ATTENDANCE:

| | | | | | |
|------------------|-----|-------------------|-----|-------------------|-----|
| Burr, Rob | [E] | Marino, Joseph | [P] | Straubel, Kathy | [E] |
| Colnaghi, Warren | [P] | Nietzer, Laura | [P] | Vasertriger, Oleg | [P] |
| Decina, Dennis | [A] | Quirk, Andrew | [P] | Veninger, John | [P] |
| Donoghue, Paul | [P] | Rees, Ginny | [P] | Zielinski, Gary | [P] |
| Jones, Jim | [P] | Sarnowski, Karen | [P] | | |
| Manzo, Rene | [E] | Sarnowski, Shelby | [P] | | |

P= Present

E = Excused

A= Absent

Attorney Present: James Romer yes no

With a quorum present, the meeting was called to order at 7:30 p.m. by John Veninger.

Motion was made by _____ and seconded by _____ to approve minutes of regular meeting of _____ as presented or corrected.

-Yea, -No, -Abstentions

PUBLIC SESSION:

1. Boy Scout Troop 146 Scout Masters: Read letter from Senior Patrol leader explaining why they would like to keep current time slot of clubhouse use
2. Beach Parents: Read letter submitted to POA regarding Beach and Lifeguard concerns

CORRESPONDENCE:

- Dead Tree on 576 LakeShore Dr: Letter sent expressing concern over downed tree present in the brook; keeps getting moved around and is inhibiting normal brook flow. Jim Jones to check on it and take necessary action.
- Delinquent Easement for 21 Magnolia Rd: Letter from owner explaining that though being delinquent since 2010, the house was purchased in May 2013 with Title Search returning no lien. Discovered by Tanya on January 18th, 2016 with address updated in December. Interest to be waived resulting in balance of ~\$1314. Letter to be sent explaining balance and presenting option for payment plan, with owner to be paid in full by March 1, 2017
- Building Permits:
 1. 133 Point Breeze Dr. – Survey required

2. 8 Hilton Ct. – Septic service OK
3. 31 Laramie Tr. – Add a level OK

MEMBERSHIP SECRETARY’S REPORT:

Karen Sarnowski reported that there are 622 POA memberships this year, with 13 double docks, 13 tenants, and 7 specials for a total POS, TEN, SPC of 655; well above 613 of last year. Easement members currently at 1466, with ~\$85,000 collected from past years.

TRESASURER’S REPORT:

Paul Donaghue reported that numbers are up, and because of the large amount of past due collections, we cannot count on this for next years’ budget. Currently at ~42% spend for the year

Audit resulted in identification of exposure, with \$901,000 in Lakeland Bank with only \$250,000 insured by the FDIC. Recommended to move money into insured cash sweep (ICS), whereby Lakeland will place money in other banks and pull funds as balance is consumed.

Karen Sarnowski motion for acceptance of approved audit report, Andrew Quirk seconded the motion, 10 yea’s, 0 no’s, 0 abstentions.

Ginny Rees motion to approve July Financials as presented by Paul Donoghue. Laura Nietzer seconded the motion, 10 yea’s, 0 no’s, 0 abstentions.

UNFINISHED BUSINESS:

Graffiti on township property: no report

Unpaved roads: no report

Review of Master Plan submissions: no report

Retaining Wall: no report

SPECIAL PROJECTS:

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Ginny Rees reported that “Music Under the Stars 2” on August 27th, 2016 and “Movie Night on the Beach” on September 2nd, 2016.

Yoga continuing to generate interest: Jim Romer has recommended that we confirm sole proprietorship and obtain a copy of W9 with taxpayer ID. Participants should also sign a waiver to protect POA from risk, if participant is injured on POA property.

Conflict with Clubhouse schedule. Letter will be sent to Boy Scouts to shorten meeting or push meeting back ½ hour to accommodate yoga.

Beach: Laura Nietzer addressed concerns expressed by Beach Parents in public session. Explained new kiddie kayak area and possibility of having hours shifted later on a few days.

Board discussed concern regarding non-POA member children using guest passes of POA members; and policies should be checked and possibly corrected to include “Family of eligible POA members.”

Laura also explained that currently they are allowing non-POA member children to attend beach birthday parties and may require further discussion on policy.

Lastly, there was some discussion on potentially opening the beach 1 day a year to non-POA members in attempts to generate interest and possibly increase membership.

Boathouse: No Report

By-Laws: No Report

Clubhouse: Gary Zielinski reported that the following projects are underway: Landscaping rocks around base of clubhouse, Lattice purchased for around base of clubhouse, and power washer purchased to clean exterior of clubhouse.

Gary also brought up that shingles have been blown off of the southeast facing portion of the roof, and he will be receiving a price for the repair.

Computers: No report

Dams: Report from diving company has not been received yet, Tanya to check that payment has been issued.

Docks: Karen Sarnowski reported that there is an opportunity for more docks on Clubhouse Cove due to foreclosure on LakeShore Dr. John Veninger asked if the docks would have to be placed adjacent to rear, water facing property. House sits in an unusual orientation, Board members asked to check on the location and will discuss at September meeting.

Oversized dock requested due to overhanging tree. Karen will investigate further and decide if the additional length is warranted.

Dredging: No report

Easement: An Easement meeting was held on August 9th, 2016 at 7: p.m. (See Public Session)

Encroachment:

- Beach Point Breeze: Pea Gravel recommendation
- 203 LakeShore Dr: Sand needs to be removed

- Old Pine: Concrete Dock Extension (unsure if it was approved by the DEP)

Environment: Andrew Quirk reported that they have moved away from Montclair State University as an option for the lake study. 2007 Princeton Hydro report is being reviewed for content, and Princeton Hydro will likely be used for 2016/2017 study.

Entertainment: No report

Executive: August 27th, 2016 General Election at 10:00a.m. 5 Board Seats are open including those occupied by the following: Oleg, Shelby, Warren, Rene, and Ginny.

Insurance: No report

Legal: No report

Master Plan: No report

Parklands: Jim Jones reported that the EZ-Dock has been installed on island. Options being entertained on how to prevent geese from inhabiting island.

Publicity: Oleg Vasertriger reported that we are up 25 subscriptions on the email list, and requested permission to send out message to have members update settings for subscription levels.

Security: Open discussion had identified that several power boats are present with no NJ registration, while a lot of other boats do not have POA sticker affixed.

Stumps: Jim Jones reported that stumps were currently being removed. Timecards of workers need to be submitted in a timely fashion to avoid exposure for worker's compensation.

Township: Laura Nietzer reported on the attendance of the Recycling seminar at the lakes committee meeting.

Weeds: No report

Ad hoc committees:

Storm drains: Karen Sarnowski reported that a storm drain Type B to be installed on Point Breeze

New Business: Paul Donoghue presented on the proposed 2017 POA budget. It has become apparent that the amount of funds being set aside for capital improvements is insufficient.

Following the Clubhouse committee's assessment of the remaining timeline for each of the major expenditures related to the clubhouse (i.e. Roof, geothermal, carpet, doors, etc), Paul has projected the need for ~\$30,500 allocation per year.

Discussion surrounding increase of income and decrease of expenses, Paul made recommendation to increase 2017 POA membership. The board voted to increase dues to ~\$25,

Paul agreed to adjust the budget as necessary to make dues an even \$250.

Karen Sarnowski made the motion to accept the POA proposed budget, Laura Neitzer seconded the motion, 10 yea's, 0 no's, 0 abstentions.

Lastly, it was requested that the November Easement/POA public meeting be moved to November 19th, 2016 to ensure board member attendance.

Meeting adjourned by acclamation at approximately 10:10 p.m.