

**Upper Greenwood Lake**  
**PUBLIC MEETING: POA**  
**Wednesday, August 30, 2017**

**ATTENDANCE:**

|                       |                          |                        |
|-----------------------|--------------------------|------------------------|
| Quirk, Andrew í í P   | Rees, Ginny í í í ..E    | Veninger, John í ...P  |
| Burr, Robí í í í í E  | Manzo, Rene í í í P.     | Decina, Dennisí í P    |
| Colnaghi, Warren P    | Nietzer, Laura í í í P   | Zielinski, Garyí í ..P |
| Sarnowski, Shelbyí .P | Sarnowski, Karení í E    | Becker, Heatherí í ..P |
| Marino, Joeí í í .í P | Straubel. Kathy í í í P  |                        |
| Field, Cliffí í í í E | Donoghue, Paulí í í E    | Patton, Jim í í í í .P |
| Jones, Jim í í í í P  | Dowling, Kristiní í í .P | Gerace, Nicoleí í í P  |

**P= Present            E = Excused            A= Absent**

Attorney Present: Jim Romerí í í Pí .

**NUMBER OF MEMBERS ATTENDING : approximately 50**

**John Veninger called the meeting to order at 7:03pm**

**Committee Reports Given:**

Activities [ ]      Beach [ ]      Boathouse [ ]      By-Laws [ ]      Club House [X ]  
Dam Safety [ ]      Docks [ ]      Dredging [X ]      Easement [ ]      Encroachment [ ]  
Environment [ ]      Insurance [ ]      Legal [ ]      Master Plan [ ]      Membership [ ]      Parklands [ ]  
Publicity [ ]      Security [X ]      Stumps [ ]      Township [ ]      Weeds [ ]

**Security:** Joe Marino reported that the security phone number is up and running. Kenny Hall reported that the security patrol has been documenting easement members docking boats over night against association rules. They have also reported kids that are not legally allowed to drive jet skis. Residents are urged to contact the office if they see something illegal or dangerous.

A resident has questions about a dock that was installed in her space. She was advised that the dock chair is on vacation and will speak to her upon the chair's return.

**Dredging:** John Veninger discussed the dredging project that will be starting next year. So, the lake will not be lowered this year, but probably next year. The bulkhead wall and dredging will take place at the same time in order to lessen the number of drawdowns.

A resident questioned if Laramie cove was likely to become a wetland. Jim Jones answered that it is filling in with sediment and is a candidate for dredging, but it's not likely it would revert to wetland

A resident questioned if the dredging permits will be issued for this year. Joe Marino answered that it depends on how quickly West Milford township moves forward as well as how long the state may take.

A resident questioned when the loan will start being paid. The loan doesn't begin accruing interest until we start work and that's when we begin payment. The loan goes out against the work being done.

A resident had a question about a brook that is getting debris, etc. as runoff. Jim Jones said he'd look at it and discuss with the township engineer.

John Veninger discussed the clubhouse issues which include the front doors needing to be replaced, the roof losing some shingles and needing to be replaced and now the bathroom subfloor has gotten moldy and is rotting. We are contacting the insurance company to see if we can file a claim.

A resident questioned why we have to borrow \$1M when we seem to have money available in the budget. John answered that the board wants to have one year's operating expenses available.

A resident had a question on delinquent dues. Tanya explained that we are at 80% collection rate. \$100,000 in past dues have been collected. Our attorney directs us as to when it's appropriate to file liens on past due accounts.

**A resident suggested that we use a firm (Dolan and Dolan) she found that works with lake associations with collections. John answered that he will have Karen Sarnowski look into it.**

**A resident questioned what to do when contractors are blowing leaves into the lake. John suggested that they call the office and parklands will address it with the homeowner.**

**The following seats are up for election:**

**Kathy Straubel**

**Karen Sarnowski**

**Rob Burr**

**Jim Jones**

**Joe Marino**

**Ray Hennisey nominated Ed Grala**

**TanyaMekelburg nominated Joe Marino**

**Chris Mekelburg nominated Kathy Straubel**

**Rene Manzo nominated Jim Jones**

**Laura Nietzer nominated Bob Degnan**

**Andrew Quirk nominated Karen Sarnowski**

**The members elected to the five open seats are:**

**Jim Jones : 76 votes**

**Kathy Straubel : 68 votes**

**Joe Marino : 72 votes**

**Karen Sarnowski : 54 votes**

**Ed Grala : 47 votes**

---

**Bob Degnan: 45 votes**