

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING**

**March 13, 2018**

**ATTENDANCE:**

Jones, Jim	P	Veninger, John	P	Colnaghi, Warren	P	Manzo, Rene	P
Zielinski, Gary	P	Patton, Jim	P	Grala, Ed	E	Gerace, Nicole	P
Becker, Heather	E	Sarnowski, Karen	P	Marino, Joseph	P	Straubel, Kathy	P
Decina, Dennis	P	Sarnowski, Shelby	P	Quirk, Andrew	P	Zemsky, Eric	P
Donoghue, Paul	P	Dowling, Kristin	E				

**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 7:21 pm by John Veninger**

**A motion was made by Jim Patton and seconded by Paul Donoghue to approve the February, 2018 regular meeting minutes as corrected.**

**8 yeas; 0 no's; 3 abstentions**

**A motion was made by Karen Sarnowski and seconded by Dennis Decina to approve the amended February, 2018 executive meeting minutes.**

**8 yeas; 0 no's; 3 abstentions**

**Correspondence:**

Member contacted board about rowboat damage caused by tree removal paid for by the

UGLPOA. The company hasn't fixed her rowboat to her satisfaction. Jim Jones will contact her about the company buying her a new rowboat

Notice for annual WM volunteer of the year

## **Committee Reports**

### **March 2018**

**Membership: Karen Sarnowski:** Easement - 628  
POA - 240  
Double Docks - 2  
Tenants - 0  
Specials - 8  
**Total - 878**

We are a bit low for this time of the year, but checks are still being processed at this point.

### **Treasurer's Report-**

Paul Donoghue made a motion to open an account with Raymond James brokerage to help maintain our funds within FDIC insurance limits. The investment must be in an FDIC- insured instrument, with an initial investment of \$240,000.00. Nicole Gerace seconded.

12 Yeas; 0 noes; 0 abstentions

Paul Donoghue made a motion to accept the February financials; Jim Patton seconded

11 yeas; 0 noes; 1 abstention

Paul Donoghue made a motion to adopt the audit of the 2016 financials as amended; Jim Patton seconded

11 Yeas; 0 noes; 1 abstentions

**Unfinished Business:**

1. Graffiti- no report
2. Retaining Wall- no report
3. Abandonment- Romer - 7 Oaklyn Court - Jim Romer reported that the engineer will have the final report in when the project is completed
4. Google doc security

**Heather Becker/Joe Marino:**

An activities calendar was created for internal use. Joe Marino will check about distributing this to the community.

**B. Beach: Kathy S:**

Sammie and I have met to begin planning for the season. She has contacted our past staff and is assessing our staffing needs. I have spoken with Tanya about ordering the sand for next month. We will be starting off the summer with new hours for the weekdays; 11:30am - 8:00pm. This will be done in order to see if we can attract new members due to increased accessibility during the week. If we don't see increased attendance we will return to 7pm closing time.

**C. Boathouse: Kristin Dowling:**

Boats are all in. Reminder there will be an approximate two week window (4/23/2018-5/4/2018) that I will have restrictions on my ability to get to the Boat House. I will have Tanya email something out to the tenants at the beginning of April to advise them of this. Jim Jones has offered to continue to act as my backup (THANKS JIM). I will be doing some research prior to the April meeting regarding the cost of storage and shrink wrapping from several local marinas. I don't think that any local marinas offer indoor storage. As such I do think that our new fees should include the cost of **storage AND shrink wrapping** since if there were storing at a marina they would pay two separate fees as well. I will also be putting together some language on time limits and restrictions to access for next year. These will be ready for the next meeting in April. Finally, please think about and be ready to discuss in April if you think that we should be having a lottery system to determine who is in the Boat House or if we should stay with the status quo.

**D. Clubhouse: Gary Zielinski:**

Gary reported that the bathrooms are being worked on currently. Wedding fees should be adjusted to for POA members.

Gary will follow up with the company that is plowing/shoveling to tighten up job description.

**E. Computer-John Veninger**

No report

**F. Dam: Andrew Quirk:**

It is proposed to fit the trash rack during the second week of April and have Jerry Cross conduct the 2018 Formal Inspection as required by state regulations. The valve and operator will also be inspected. The proposed amount for this inspection is \$7500.

**G. Bylaws Rules & Regs: Karen Sarnowski:**

No report

**H. Docks: Karen Sarnowski:**

An assessment form will be developed to keep track of any changes to any docks.

**I. Dredging: Shelby Sarnowski:**

We had a meeting to discuss the current status of the engineering RFP. Here are the minutes from this meeting.

1. Status of State Loan

- looks like we're close to making a deal!

2. Schedule (Shelby)

-goal is to present and recommend engineering firm at April's Board Meeting.

- would like permits in hand by November 6, 2018

3. Status of Engineering RFP (Shelby)

- Princeton Hydro will be sending quote tomorrow but will need to revise per our phasing plan.

- Phase one has been determined to be Witte Cove, Bridge Run and Boat Launch

- I will be sending out the Phase 1 plan to engineers tomorrow 3-9-2018

4. Hydro Raking Discussion

- Larry Kovar pricing- \$7500 for approximately \$200 per day

-conversation of having Larry do a "test" run with Sewell cove with the hydro raking. If it's successful find other coves with minimal stumps and possibly hydro rake those. We can also look into removing stumps (DEP permitting) from coves and hydro raking rather than dredging. This will help cut the cost of permitting.

- Larry needs to be called or emailed and questioned on this process. I believe Karen Sarnowski offered to do this.

- This will be done either prior to spawning or after. Most likely after spawning which is sometime around April 15th. Need to confirm with the fish on timing?

5. Spoils? Do we have them? Still the unknown-

Confirmed- We have them!

-Jim Jones will reach out to Battenilli for a proposal for taking spoils

-Karen will talk to Larry Kovar on ideas of spoil dumping

-Shelby and Nicole Gerace will search for potential excavators and try to get ideas from them.

### **Executive:**

At 9:38pm Paul Donoghue made a motion to go into executive session, Jim Jones seconded the motion.

Approved by acclamation

At 9:42pm Paul Donoghue made a motion to go into executive session, Jim Jones seconded the motion.

Approved by acclamation

### **J. Easement: Paul T. Donoghue**

521 Lakeshore moved stones to plant grass and added mulch. Karen Sarnowski discussed that we will need to check the area when the snow melts. She mentioned that work was done to the dock that wasn't approved and the POA fee wasn't paid last year or this year at this point.

### **K. Entertainment:**

No report

### **L. Environmental: Kathy Straubel:**

We had a very successful meeting on February 27. We detailed the protocol for egg addling and handed out supplies to our volunteers.

Chris from Princeton Hydro presented an informative slideshow overviewing our water quality survey with recommendations. The environmental committee will meet later to discuss the findings in detail and determine the recommendations we would like the board to address to keep our lake its healthiest.

Larry from Aquatic Analysts discussed the weed treatment in terms of the recommendations made by Princeton Hydro. Hydro-raking was discussed as a possible method of dealing with some weed issues.

**O. Legal: Paul Donoghue:**

Reported in unfinished business

**P. Master Plan:**

No report

**Q. Parklands: Jim Jones:**

A few trees are down on parklands that need to be removed.

**Q1. Encroachments: Nicole Gerace**

No report

**R. Publicity & Public Relations: Jim Patton:**

No report

**S. Security: Joe Marino:**

Looking into small motor for a rowboat to get into low draft areas.

**U. Township: Andrew Quirk**

Andrew will attend WM lakes association meeting on Monday. And he will attend COLA meeting on April 21

#### **V. Weeds: Rene Manzo**

Good environmental committee meeting with Princeton Hydro presenting their findings/ recommendations and Larry Kovar from Aquatic Analysts discussing weed treatments in relation to findings. Reviewed weed treatment and bass club schedule. Plan on doing weed harvesting this year in two regions as a trial. Amount of weed growth, types and location to dictate sites.

Would like to combine Steve Eid map with weed treatment map.

#### **W. Ad Hoc Committees:**

1. Storm Drain retrofit-Status:
- 2.