

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

**May 8, 2018**

**ATTENDANCE:**

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

**P= Present**

**E = Excused**

**A= Absent**

**P\*present via Skype**

**Attorney Present: James Romer [X] yes [] no**

**With a quorum present, the meeting was called to order at 7:21 pm by John Veninger**

**A motion was made by Kristen Dowling and seconded by Jim Patton to approve the April, 2018 regular meeting minutes as corrected.**

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

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

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

**Correspondence:**

10 Yearling Trail ó notification of application for fence permit. Not on parklands

36 Racetrack Rd. ó application for fence; received after fence had been installed. Township should have sent this earlier so we could approve. Legal committee should contact Jim Romer about how to address township about our constant late notifications.

**May Committee Reports**

**Membership: Karen Sarnowski:**

Current:	POA	480
	DblDk	13
	Tenant	4
	<u>Special</u>	<u>3</u>
	TOTAL	500

2017 Total this time was 522 but Tanya had 70 unopened pieces of mail from members so we are probably at the same place or better than last year

We collected two past memberships from 2017

Easement      1266

2017 this time was 1290 so ditto above. Think we are doing well.

Collections - Continue to have regular ongoing communication with B. Masessa's office regarding suing for judgements and judgements awarded. We have engaged in a few more payment plans and there may be one or two more to finalize in the last group of court cases.

We have a new member who purchased home in November from a bank sale who had not paid past due amounts from prior PO. They were contacted by us so were aware of \$\$ due. He is taking them to court to pay the past due amount. He has been in constant contact with us. We advised him that we could not give him POA membership until the past due amounts were collected. But he has paid his easement and has asked that we allow him to fish, which we told him was fine.

### **Treasurer's Report- Nicole Gerace**

Dennis made a motion to approve the signing of a representation letter with S and B ; Andrew Quirk seconded.

12 yeas; 0 noes; 0 abstentions

Kristin Dowling made a motion to accept the March/April financials; Andrew Quirk seconded it.

12 yeas; 0 noes; 0 abstentions

### **Unfinished Business:**

1. Graffiti-
2. Retaining Wall-
3. Abandonment- Romer -

### **Committees:**

#### **A. Activities: Heather Becker:**

Laurie Bush asked to present to the board an idea for an activity called: Moe Mountain Jr. Bass Fishing Club. They would need to be independent of UGLPOA and have their own insurance. Once the insurance legalities are taken care of we can approve in June.

### **CALENDAR**

Upcoming Events:

Third Session of Yoga: April 16-May 24

June 16th: Music under the Stars

June 30th: Fireworks

July 1st: 22nd Annual Fishing Derby

July 21st: Music Event W/Farmer Phil

#### **B. Beach: Kathy S:**

Sand has been delivered and spread. Beach set-up was held on Saturday, 5/5. Water testing has been scheduled for May 17. Beach inspection with Kathy Coyman is scheduled for May 21. Will bathrooms be finished before this? Beach opens Saturday, May 26.

I've asked Tanya to send an email blast, post on Facebook and on the sign information about new beach hours and new badge pick-up procedure.

I also had Tanya post on Facebook a notice advertising for lifeguards. We will need approximately 2-3 more guards for the season.

Sammie will be in the office this week reviewing all necessary paperwork in preparation for beach inspection.

I will be creating an evaluation rubric for the beach staff which I will use to evaluate their performance at the end of the season. I will use this in conjunction with a budget analysis to determine if raises are warranted and amounts. Each guard will receive a copy of the rubric in July so they know the expectations.

Beach employees must park by the dumpster except beach manager. Clubhouse parking lot is first come first serve basis for beach patrons and clubhouse attendees for events.

Area along beach sidewalk is cleaned and maintained by clubhouse committee.

**C. Boathouse: Kristin Dowling:**

We currently charge the following storage rates: (These rates were set before I took over as chair)

- Pontoon Boat            \$350.00/season
- Motor Boat over 20ø \$325.00/season
- Motor Boat up to 20ø \$275.00/season
- PWC                        \$110.00/season
- Trailer, over 16ø        \$75.00/season
- Trailer, up to 16ø       \$60.00/season

I called DeFeo and Greenwood Lake Marina and did the following analysis:

Marina	Phone #	Cost to store	Notes
DeFeo	845-477-2552	18-19 ft - 1326, 20-21 ft - 1605, 22-23 ft - 1883	Cost to store includes winterizing/summer treatment
Greenwood Lake	973-728-9100	Shrinkwrap \$14 ft., Storage \$22ft	winterizing/summer treatment is separate cost
Boat size	Defeo Prices	Greenwood Lake Marina Prices	
18-19'	1071	666	
20-21'	1350	738	
22-23'	1628	810	
Cost to Winterize/summer treatment	255	270	

I think that we need to consider raising the rates for storage for next year based on these comparisons.

We currently store 5 boats and 2 PWC. I am not sure of the exact lengths of anyone's boats because previously it was over 20' and up to 20'

As of 5/7/2018 - Three boats (including the Security Boat) have been taken out of storage. That leaves three boats and two PWC still in the boathouse.

A discussion continued about raising the rates and potentially instituting a lottery system.

**D. Clubhouse: Gary :**

Bathrooms will be finished very soon. Fiberglass partitions will be installed instead of metal ones. An increase in rental fees was discussed.

**E. Computer-John Veninger**

No report

**F. Dam: Andrew Quirk:**

Thank you to the volunteers who helped clean the area on Earth Day.

Trash rack and depth gauge installation is scheduled for May 9th and 10th after Diving Services again cancelled a previously agreed date. Jerry Cross will supervise the work and perform the Formal Inspection of the Dam which is required every six years. The operator and plate will also be inspected by the Engineers.

Ed and I will split the time on the first day to take care of any requests to open or close the valve.

Jim Jones and I consulted and then retained Phil Barbaris to level out the stones in the parking lot. Jim hauled away large waste items that, over the years, have been placed behind the dumpster.

Jim, Eric and myself pulled a paddle boat that had become stuck on the spillway. It was then tied to the barges on the beach. About two weeks later kids who were trespassing on the beach untied the paddle boat and it again became stuck on the spillway. It then fell over it and it took considerable effort to drag it out of the weir and onto the grassy bank. The plan is for Barbaris to take it and some other debris to the dump.

I encountered residents and asked them to refrain from driving four remote controlled gas powered go-karts up and down the grass slope, and on the septic field. The go-karts were turning up the grass and I was concerned that they would create the beginnings of holes.

Three bids were secured for lawn maintenance at the Dam, Clubhouse and Parklands property. I consulted with Gary and it was decided to continue with the current contractor as all three bids were similar and because we have been very happy with their work and how quickly they respond to our requests.

A combination lock will be installed on dumpster gate. A discussion ensued about paving the parking lot by the dumpster area.

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

Following board discussion at last month's meeting a letter was drafted and approved by the committee to be sent to those property and/or dock owners that have been noted to have excessive items left on parklands as well as changes to landscape creating a "this is mine" mindset. Letters have or should be coming out of the office. The committee needs to spend more time in checking all areas of lake for similar situations and notify those in the same manner. This will be a focus moving forward now that spring has finally sprung.

### **H. Docks: Karen Sarnowski:**

Jim and I walked the newly created area in Clubhouse Cove discussing plantings and dock placement. I will be marking out areas where docks will be assigned and assigning areas. As mentioned in last month's mtg. The area adjacent to the deck of house in foreclosure will be left for new homeowners. Considering holding off until after our test Hydro-raking project is completed in Sewell since this might be a place for temp docking for those who will be displaced by the work there. Like to discuss this tonight for Board ideas.

Working on some flips and also following up with those who have not installed in assigned locations and then it will be assignment of new docks. I do not currently have a number of those on the waitlist. Have asked Tanya to send me all applications so I can get it organized.

I did some researching on dock lighting and really didn't find much. Dock lights seem to be a "newer" thing. Some lakes follow coast guard rules relative to color of lights, also minimizing lighting around lakes so as not to confuse boaters out at night. These were generally bigger lakes and there wasn't much I found for smaller private lakes. I think that one consideration is not to allow lights to shine directionally out over the water makes sense to not "blind" boat operators. As far as wattage/ampereage I found nothing. Maybe we address it as issues occur. Problem with that is then there is nothing in our R&R and people will cite that.

An individual currently has two docks and is only paying for one dock. They will be notified that the second dock needs to be removed.

### **I. Dredging: Shelby Sarnowski:**

A BIG thanks to Paul and Sue for spearheading the Co-signature from the township!

We received a revised proposal from Houser (\$2000 more for the two missing permits), I filled a check request form and sent in for a signature. I will be requesting that Houser gives me an update of the status of the permits monthly for our board meeting.

Meeting held on 5/2/2018

1. Soliciting out to Contractors and our strategy on approaching them.

- Create Unit Price Schedule (rework 2009 Contract as needed) to be used for Contractors RFP. - Shelby
- Solicit to 8 Contractors - Kristin and Shelby
- Goal is to have 1 contractor per cove and at least 2 pcs of equipment per cove.

2. Spoils disposal location

- Ask XXXXXXX to read through our soil samples and provide us a letter indicating whether our "muck" is valuable (or not) to the process of creating Topsoil - Karen
- Reach out and send formal RFP to XXXXXXX and XXXXXXX to see whether they would be willing to take our spoils- Jim Jones
- Follow up with XXXXXXXXX to see if they would be willing to take some of our muck - Shelby + Karen

3. Hydro Raking

- Joe has reached out to XXXXXXXXXX to see if they would be interested to provide a proposal. They are and also confirmed what XXXXXXX has said.
- We need to confirm that XXXXXXX and XXXXXXX has Turbidity Curtains and to include in their proposal. Joe + Karen
- Jim proposed we should store the organic material at the Stump Lot, this will allow it to dewater and for others to come look at it.
- Between July 9th - 27th would be our goal to Hydro Rake.
- A meeting between potential Hydro Rakers will be scheduled to discuss the process.
- Jim suggested we film the lake bottom when the lake is lowered to have documentation on where there may be stumps or issues for hydro raking in the future.

4. Meeting Minutes- It appears that journalists are going through our meeting minutes/Committee Reports to get information for their articles. Names and specific information from now on will be removed from Dredging Meeting Minutes.

**Executive:**

No report

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

No report.

**K. Entertainment:**

No report

**L. Environmental: Kathy Straubel:**

The community clean-up was held on April 21. Only 12 volunteers showed up to help. Thank-you to Dennis Decina and Jim Jones for your time and effort.

An environmental committee meeting was held on April 24. We discussed the water quality results we received. We decided to address the recommendations from PH in 3 ways.

1. Email to AA directing them to follow PHØ recommendations
  - a. Less contact herbicide; more systemic (Sonar)
  - b. Apply CuSO4 prior to peak of algae bloom = more effective
  - c. Reinforce treating with CuSO4 later in season
2. Get bids from PH and AA for scheduled water monitoring
3. Create fact sheet for easement members about how to keep the lake healthy. Post on website. Send an email blast.

**O. Legal: Paul Donoghue:**

At 9:22 pm Jim Patton made a motion to go into executive session, Nicole Gerace seconded.

Approved by acclamation

At 9:50 pm Kristin Dowling made a motion to leave executive session, Nicole Gerace seconded

Approved by acclamation

**P. Master Plan:**

No report

**Q. Parklands: Jim Jones:**

Letter to 10 Parlin Court was drafted per board discussion. Letter to be sent .KS

JJ, KS and KS walked down Riverside Dr. to look at reported grits in the stream that runs along Riverside Dr. A very large amount of road grits were determined to have created a fairly large delta in the stream. Plan to contact township to determine where these grits are coming from so that a good cleaning can be done of the storm drains. While traveling down Riverside there are noted areas of where POØ across the street appeared to have infilled stream areas for additional parking and are parking cars and boats in those areas. At the beginning there appears to be building/structures on our property. There is significant dumping of yard clean up items (grass. Leaves, branches, etc. in many areas along the roadway. This is all parklands and it would be nice to place some benches along the way for birdwatching, resting during exercise and enjoying the surroundings. Maybe we can contact adjacent POØ to remove parked vehicles and also post No Dumping signs. We own a lot of property along here that goes pretty far back along the water.KS

**Q1. Encroachments: Nicole Gerace-**



521 Lakeshore-multiple people either went to property or met with PO. Essentially he was told to remove a swing on parklands, remove a paver area under the swing, cut the trex topping deck on the existing dock back to the edges of original dock (no overhang) and remove the old and newly topped decking on parklands in front of the dock and replace with seed or mulch. The PO was fine with all except the removal of the decking in front of the dock (on parklands). He was informed that because he was a new PO and he made alterations on the property without permission that the encroachment needed to go. He said it was holding the dock up, which it was not. He insinuated that we were treating him differently. Not the case. Today he sent an email that all was done and that he was discriminated against. See email. Sent email that all was done correctly.

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

No report

**S. Security: Joe Marino:**

No report

**U. West Milford Lakes Association and COLA : Andrew Quirk**

WMLA had a presentation by Kathy Coyman and discussed the new regulations concerning permits for the Beach. Kathy Straubel and I subsequently conferred.

We have renewed our membership of the New Jersey Coalition of Lake Associations (NJCOLA) and the first meeting that I attended covered the detection and management of Harmful Algae Blooms (HAB), which last year caused the closure of Swartswood Lake. The presenter was Victor Poretti from the NJ Bureau of Freshwater and Biological Monitoring. The next meeting is in June and will discuss the Planned Real Estate Development Full Disclosure Act (PREDFDA) amendments enacted last year.

**V. Weeds: Rene Manzo**

Treatment will start next week.

**W. Ad Hoc Committees:**

1. Storm Drain retrofit-Status: No schedule has been presented to date. KS will contact about grits on Riverside and that all grits must be swept ion UGL by May 30 according to contract

NEW BUSINESS:

1. Dennis Decina - tree next to UGL sign; land owned by a water company. Send a letter to company asking them to remove tree.