

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

Attendance

Abbruzzese, Michael	P	Grala, Edward	P	Sarnowski, Shelby	P
Becker, Heather	P	Jones, Jim	P	Veninger, John	P
Colnaghi, Warren	P	Manzo, Rene	P	Zeilinski, Gary	P
Culhane, Margie	P	Marino, Joseph	P	Zemsky, Eric	E
Decina, Dennis	P	Patton, James	E	Open seat	—
Donoghue, Paul	P	Quirk, Andrew	P	Open seat	—
Gerace, Nicole	P	Sarnowski, Karen	P		

P = Present E = Excused A = Absent R* = Remote – non-voting/quorum

Attorney Present – James Romer Yes

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

Election of Officers:

Nominations for Executive Committee:

President Joe Marino by Karen Sarnowski

Vice President Shelby Sarnowski by Dennis Decina

Treasurer Nicole Gerace by Karen Sarnowski

Secretary Paul Donoghue by John Veninger

Membership Secretary Karen Sarnowski by Joe Marino

Move to close nominations Paul Donoghue

The Board thanked John Veninger for his 19 years as president.

Margie Culhane was invited to meet with the Board to fill an open seat. The Board asked Margie questions, and then asked her to step out for the Board to discuss.

Karen Sarnowski made a motion to appoint Margie Culhane to fill an open seat with the shortest remaining term, Dennis Decina seconded.

14 Yeas, 0 No's, 0 Abstentions

Ed Grala moved to approve the regular minutes of the August 18, 2018 meeting as corrected, Nicole Gerace seconded.

10 Yeas, 0 No's, 4 Abstentions

Nicole Gerace moved to approve the Executive session minutes of the August 18, 2018 meeting as corrected. Andrew Quirk seconded.

10 Yea's, 0 No's, 5 Abstentions

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

Public meeting

Shelby Sarnowski moved to approve the UGLPOA Public meeting minutes of August 25, 2018, Nicole Gerace seconded.

8 Yea's, 0 No's, 8 Abstentions

Correspondence:

- Zoning 11 South Ridgefield Fence b903 L4 – no action needed
- Estimates Mountain Landscaping for plowing clubhouse & shoveling
- 8/14 654 Warwick Tpke 4' by 18' issue with dock – cover in encroachments
- UGL PTA requesting use of clubhouse for meetings 7th grade dance, volunteer dinner, & mom's movie night – consensus to allow 2 kids events subject to availability, preferable not on a Friday night due to potential rentals
- Sand beach letter B2601 L9, 121 Point Breeze Drive, reply that they did not install beach, and association should remove if they so desired.

Membership Secretary Report:

Current Membership as of end of MONTH 2018 was:

POA – 637 ()

Double Docks – 13 ()

Tenants – 14 ()

Specials – 6 ()

Total POA – 670 (659)

Total Easement – 1,542 (1,557)

(Numbers in parentheses represents 2017 numbers a year ago)

Treasurer's Report:

Need input on 2019 Easement budget from committee chairs on requirements

Question raised on beach expenses, while under, with many rain days, expected less.

Karen Sarnowski moved to approve the August financials, John Veninger seconded.

15 Yea's, 0 No's, 0 Abstentions

Commentary for August 2018 financials:

Easement

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

- Current year Easement fee payments are at 75%. Total easement income is at 91%. We have upped the allowable spend to 90% for non-fixed expenses.
- Utilities are running at 54%, which is on track.
- Parklands Expense is now at 26% of allowable spend.
- We are at 95% on Legal.
- To date, the contingency fund has not been utilized.
- We've earned over \$1,300 in interest on the Raymond James account, and we are continuing to explore other investment opportunities.

POA

- We are at 102% collection of POA membership dues, which is slightly up from last year due to increased membership.
- The activities budget should be monitored closely as we are only in August and there are additional activities planned for the year. Unless the activities events generate enough to cover costs, activities is at risk for over-spending.
- Utilities are only at 69%, substantially higher than last year, but still on track.

Unfinished Business:

Topic carried from last meeting: Parklands/Encroachments/Bylaws:

Karen presented that joint committee met for over a year, having discussed options after wrestling with all the encroachments on parklands, and what was allowed and not allowed. After much discussion, the committee recommended that it is impossible to come up with a determination of what is allowed on parklands. Committee recommendation is that nothing should be allowed to be left overnight on parklands. Suggest hiring management company to assist with enforcement of the rules.

Committee will draft letter to community about not leaving items on Parklands.

1. Graffiti-
2. Retaining Wall-
3. Abandonment- Romer -
4. Google doc security

At 9:11 PM, Paul Donoghue moved to enter Executive Session, Karen Sarnowski seconded.

14 Yea's, 0 No's 0 Abstentions

A motion to leave Executive Session was made by Paul Donoghue at 9:32 seconded by Nicole Gerace.

15 Yea's, 0 No's, 0 Abstentions

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

Committee Reports:

A) Activities:

- Fall Fest is scheduled for September 22 with Brian Fritz Patrick.
- 10/19 Clothing swap at clubhouse
- Discussion of events that took place last music under the stars. - Last event – asked for donations on boaters in cove, raised \$190, more than the gate. Total raised \$430 against total cost but lost some money.

B) Beach:

The beach is closed! We had a very successful season. Thank-you to Sammie, our beach manager, Melanie, our head lifeguard and the entire lifeguard and gate guard staff. They all did an excellent job.

Sammie has completed end-of-season evaluations. These can be used to determine raises and/or hiring for next year. Much improvement was seen from mid-season to end.

Netting still needs to be installed in the pavilion before next season as the health inspector will be checking for this.

Sammie has created a list of equipment, etc. that needs to be purchased. This includes work on the swim docks.

Door to guard room still needs to be fixed.

Beach clean-up is scheduled for Saturday, September 8 at 8am. My resignation takes effect at this point and Joe will be the new beach chair.

Sammie is trying to get an equipment shed built through an Eagle Scout project for next season, so equipment doesn't have to be stored in the bathrooms. This is sorely needed and should be followed up on.

Swim platforms have been moved over by beach docks. These will need to be removed from water and placed on beach for winter storage.

C) Boathouse:

Discussion on ending winter boat storage at the firehouse after this winter.

Nicole Gerace moved to end boat storage after this season, Shelby Sarnowski seconded.

8 Yea's, 4 No's, 1 Abstention

D) Clubhouse:

Barbaris to put new door in beach room. Still working on front door replacement.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

E) Computer:

F) Dam:

Despite many attempts to contact our Video Camera Company (Fire Mastercare) they have not responded, and I therefore advise that we enroll another Company when the need arises, and when we work on a feed to the boat launch.

Re-sealing work on the Valve House walls was completed by Diving Services Inc on Sept. 6th. In addition, the modified second section of the trash rack was installed. This work is now completed. After some additional work on the gate it can now be raised and lowered. We are therefore ready for the proposed draw down. The new Operator will be installed in early November and estimates for long term budget planning, (maintenance and replacement of other parts of the valve) are being gathered.

In preparation for Hurricane Season Mountain Landscaping cleared all excessive vegetation in the outlet works, weir and stream leading to Longhouse Creek.

Ed will take over responsibility for the Dam during my Vacation later this month.

G) Bylaws Rules & Regs:

H) Docks:

No docks were assigned during August due to Karen being gone most of month. Plan to pick up where I left off and get all applicants assigned before winter (and drawdown for ease of installing).

I) Dredging:

Getting permits for fish relocation and restocking in case needed.

Need to communicate drawdown dates, and when boats must be removed by.

The Committee plans to meet tomorrow night. Lake Lowering Permit has been submitted to Fish and Wildlife. I have been in contact with Ross at FWL and I am optimistic that they will approve our permit contingent upon us applying for a Scientific Collection Permit. We are going to have Larry pull this permit. Environmental Committee would like Larry to pull a Fish Stocking Permit in the event that fish need to be salvaged and relocated to Mt. Laurel lake. Larry was given the approval for pulling the permits today. **We need to discuss the cost and plan for fish salvaging and approve or disapprove Larry's Proposal to this.**

Spoils are still an issue. I have been in contact with a fellow in Pine Island. He has a business selling "black dirt" by the bag. He is going to reach out to people he knows to see if they would be interested in taking the muck but wanted to see the test results of the muck.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

We are having Larry test the muck in the 3 coves that we are dredging. These results will hopefully be used to show the value in spoils for topsoil.

3 of the 6 contractors have been contacted, they are interested and are looking for possible disposal locations.

Dredging Permits - We received a draft set of plans last week and provided comments / approval to submit. I will provide an update tonight to when they will be or have been submitted.

J) Easement:

No report.

K) Entertainment:

L) Environmental:

The environmental committee met with Larry from AA (lol). Discussion included recommendations for avoiding loss of fish during drawdown, explanation of weed treatment protocol in terms of prevention of algae blooms, discontinuing use of balloons with light sticks on beach and determination of date for Clean-up during drawdown.

Recommendations included transferring fish to deeper pools in lake and/or Mt. Laurel to increase survival rate. Also, the creation of channels to connect the pools created by lake lowering was discussed. Permits would need to be obtained in this case and the committee is in contact with the dredging committee to determine the best course of action.

Weeds being killed in lake create a nutrient load that can fuel algae blooms, which is why not all weeds are being treated with herbicide in the lake. Larry is closely monitoring lake for Harmful Algae Blooms (HABs) which are becoming more prevalent in NJ lakes and are being addressed by state entities.

Numerous balloons with light sticks were found floating on lake during last Music under the Stars. As these balloons eventually break and end up on bottom of the lake with the light sticks/chemicals we ask that they not be allowed on the beach.

Saturday November 17th (immediately following the Easement meeting) is being discussed as the date for the Clean-up. This will allow residents to clean up the lake bed around their docks as the lake will be lowered at this time. Trash and large items will be collected by volunteer trucks and carted to town waste center. All are welcome to help out!

M) Legal:

N) Master Plan:

O) Parklands:

P) Publicity & Public Relations:

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
September 11, 2018**

Q) Security:

New security phone 862-274-3407. Needs to be updated on website.

Security Email: security@uglpoa.com

Please direct all security related concerns to Joe Marino or Kenny Hall. No Board Member should address security staff with directives.

R) West Milford Lakes Association:

No meetings in August.

Karen volunteered to attend the WMLA September 17th meeting.

S) Weeds

Weeds – met with Larry Kovar AA. Concerns raised about increasing lily pads. Very challenging to address. Long arm suggested as a possibility to do perimeter.

T) Ad Hoc Committees:

1. Storm Drain retrofit-Status: Town report rec'd 8/6 - Designs are complete for work at Lee Court, Mapleshade and Baptist Church Storm Drains this fall / early winter.

NEW BUSINESS:

- Airbnb complaints – township issue, concern if renters using PWC on the lake.

Motion to adjourn at 10: 31 Nicole Gerace, seconded by Heather Becker.

Approved by acclimation.

Respectfully Submitted by Paul T. Donoghue