

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL EASEMENT MEETING MINUTES
November 17, 2018**

Board Attendance

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

With a quorum present, the meeting was called to order at: 10:16 by Shelby Sarnowski, who introduced himself and explained that he was filling in as VP for President Joe Marino who was ill and unable to return from an out of town business trip and was scheduled to run the meeting for Paul Donoghue, the Easement Chair, who was also unable to attend today’s meeting.

All present started the meeting with the Pledge of Allegiance.

All present board members introduced themselves to the present Easement Holders which was estimated to be about 75.

Committee Reports:

Dam: Andrew Quirk, Dam Chair led off the Committee Reports with the “Good News-Bad News” events of the past year highlighting that this was the year of our Major State-Required Dam Inspection which was completed by our long-time Dam Engineer, Jerry Cross and with additional services performed by Diving Services for underwater inspection. The underwater inspection revealed two significant issues: a sizeable crack in the valve house wall at a seam and the Stem Plate operator showing signs of deterioration due to its 80+ years. The crack was successfully repaired and this past week the team returned to replace the operator but ran into significant issues with the valve not closing properly and allowing water to squirt out of the top. This could be caused by three possibilities: 1-Sediment is blocking full closure, 2-Scouring of the connector or 3-Failure of the plate sections. Installation was no longer able to be performed due to the condition at this time. The current plan is for the dive team to return and perform another underwater inspection of the apparatus to concretely determine the cause of the valve improperly closing and determine the next course of action. The Trash Rack, which had been previously identified for needing replacement was replaced earlier in the year without issue.

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Environmental: Andrew Q., Environmental Chair, reported on our Water Quality Study completed this year. Testing was performed at seven different sites around the lake and results were quite positive for good lake health. We are participating in a program that freezes native algae to be used to re-introduce in the future, if in fact, our native algae is overtaken by bad, non-native algae in the lake. Algae can be a good thing and this is to ensure it stays that way in the future.

We, along with all state lakes, are awaiting the release of new requirements of lakes regarding testing and action on Harmful Algae Blooms (HAB's) typically presenting as Blue-green algae blooms which have caused havoc at some lakes during the last two summers.

The committee is looking to redo the Master Plan study and are looking for help from the Highlands Commission, who approached the town Lakes' Committee with an offer of the same.

The Egg Addling program last year was extremely successful and the plan is to repeat it this spring. There will be another lake stream study performed this coming spring.

Lakeshore clean up for today has been cancelled due to the snow currently on the ground.

Parklands: Jim Jones, Parklands Committee Chair reported that his committee has been replacing trees around the lake but also removing a lot of dead or dangerous ones, too. Replacement has been with multi-species and one such area is directly across from the Clubhouse.

Bulkhead Replacement-Jim went into the details of how, no matter how hard we have tried, the lake has continued to rise over the past month even with the dam valve being left open at 60% to allow the lake to drain. The influx of water and saturation of the water table was that much greater than the outflow. After discussion with all of the committee heads involved (Parklands, Dredging and Environmental regarding this dilemma, it was determined that successful projects would never be accomplished due to the level of water present and our inability to keep the water level at a workable constant. Stopping the fight to get/keep the level down will prevent little to no environmental impact which is a major consideration in doing projects on an annual frequency therefore this should allow for a next year attempt at a successful drawdown and getting projects done.

The dam valve will remain open to a level to maintain 24" below dam height until 12/3/2018 to allow those needing to make repairs to their docks (with POA approval) to complete their work.

Firehouse-Installed a roofed entry at the park at the old Firehouse.

Questions regarding the Bulkhead Project: How long will the project take – Should take approximately 8-12 weeks, breaking the work up into 100' sections. This will be evaluated again next year with consideration of larger sections. More questions about drawdown stoppage, optimum level of drawdown, cost of contractor and why we are not using sheeting. Jim answer questions as they were presented.

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Stumps: Reported by Jim J., committee chair: This year floaters were removed but there were many presented challenges with the Barge breaking down on a regular basis. Plan is to strip the hydraulics and replace them over the winter and hopefully next year will be more productive for stump removal.

Dredging: Reported by Shelby Sarnowski, Dredging Chair: As Jim reported the Lake Drawdown has not been successful and Dredging work for this season is cancelled. Dredging Permits have not yet been approved but it is expected that they will be in December as submitted by Houser Engineering, our engineering consultant. Working thru the process of finding areas for the disposal of dredged materials has consumed a lot of effort on the part of the committee members and at this time there is a firm that has indicated that they have areas for all spoils. This is the most challenging aspect of dredging projects and this is very good news. With the approved drawdown of 4'6" reached on 10/28, the committee was able to look closely at areas slated for dredging and do have concerns that lake lowering of 4'6" may not be low enough to do an efficient and in turn, financially prudent job, the committee will need to explore fish relocation prior to a lower drawdown or other dredging means not requiring substantial water drawdowns. The committee will continue to work hand in hand with the Environmental Committee to determine the best method of work for efficiency, cost control and best practices for lake care / health.

There were questions regarding the Dredging Loan and if we were wasting our money by not doing the work now. The structure of how the loan is managed and paid back was explained and that while we are collecting the loan money in the easement budget, we will not start paybacks until we begin to use the money and right now the money is going into a dedicated fund collecting interest. Explained how with the last loan, we ended up paying the loan back earlier due to interest that was collected in the early collections like we are doing now and although interest rates are nowhere at the same highs that they were back then, we will be getting interest on all funds.

Weeds: This summer we did some Weed Harvesting to reduce weed decomposition which increases sediments in the lake. The success of this activity will be assessed on an ongoing future basis. We are currently looking for bids on our warm weather Weed Treatment Applications and Lake Monitoring.

Bulkhead Committee: This is a newly formed committee chaired by Eric Zemsky to oversee necessary bulkhead repairs and or replacement. Eric reported that this activity is now a permitted DEP activity and we are attempting to get together with the DEP to determine what is, or is not, allowed by the DEP as well as, assessing bulkhead conditions around the lake. There were a lot of questions and discussion by members in the audience, and in most cases no concrete answers could be given since the committee has yet to have concrete guidance from the DEP. There will be more information forthcoming as the committee works through the process so that all work remains in compliance with the DEP.

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Easement Collections: Karen Sarnowski, Membership Secretary Reported on collections (through the office), Legal and Non-legal outside collection totals over the past five years (since 2013 to date). All collections have totaled \$611,000+ and with much of it being collected by our office through the foreclosure process. Question about why we are not just placing liens on all properties that are delinquent. Explained that a lien does not pay the costs of lake care when we are not paid for twenty years. There are certain properties that we are considering liening and there have been some through the legal process that have had liens placed. A request was made for totals of all outstanding monies. Since we are on a cash basis we in fact don't report financially on those numbers. Last year a report was given on the determination of what past fees were determined to be most likely collected, possibly collected and likely not to be collected and a similar report was requested at this meeting. Those numbers were not available and the demand was made that they be available at every Budget meeting.

2019 Easement Budget: At this point Nicole Gerace, Treasurer, presented the budget, line by line with explanations for areas that an increase was being asked and answered questions by attendees regarding same. There were complaints that there were no available numbers regarding the actual spending of the current year. There were many questions on most line items.

Nicole presented question 1, Which was to take \$30,000 from the Easement General Fund and dedicate it into the Dam escrow fund to help to replenish this fund from all of the expenditures which had taken place this year with the Dam issues.

Karen S. presented question 2, Which was to take \$30,000 from the Easement General Fund and dedicate it into a new dedicated fund: Encroachment Enforcement. Karen explained that over the years the Parklands, the property that provides lake access to all members has slowly been taken over by dock owners, adjacent property owners and owners living across the street for their own use. The Rules & Regulations were cited that specifically state that the use of parklands shall not usurp the use of others and that in fact is happening, with people storing vehicles, trailers, boats both motorized and non-motorized, furniture, grills, etc., on a permanent basis creating the impression that the property is theirs and for their use only. There has been an uptick of community members complaining about this occurring and a committee was formed two years ago to study the issue and come up with a plan of action. This request for funding is to implement compliance by community members, surveying of the parklands so that the areas of common use can be delineated and potentially hiring of outside consultants to assist us in this endeavor since board members live and sometimes even work in our community and do not want to disrupt/ruin their relationships with others. There was a good deal of discussion on this question with both supportive comments and suggestions for implementation and methods that the board could take that would not result in a lot of costs. It was pointed out that at this point the committee felt it was so out of control that past board actions were in fact no longer effective with inducing offenders to stop.

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After general discussion on many areas of the budget, the vote was finally called and voting commenced.

Two Volunteers were solicited from the audience with Board Member Ed Grala also being present, to count the ballots. After a lengthy time with some questions asked by the counters the vote was:

Budget Passed with: Yes votes = 70, No Votes = 8

Question 1 was approved: Yes votes = 77, No votes = 2

Question 2 was approved: Yes votes = 41, No votes = 40

The meeting was adjourned at 1:00 pm.

Respectfully Submitted by Karen Sarnowski