

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING MINUTES
August 18, 2020**

Attendance

Abbruzzese, Michael*	P	Jones, Jim	E	Surman, Dave	P
Becker, Heather	E	Manzo, Rene	P	Zielinski, Gary	A
Ballan, Linda	P	Marino, Joseph	P	Zemsky, Eric	P
Culhane, Margie	P	Morrison, Debra	P	Open seat	
Decina, Dennis	P	Quirk, Andrew	P	Open seat	
Donoghue, Paul	P	Sarnowski, Karen**	P	Open seat	
Grayson, Doug	E	Sarnowski, Shelby	E		

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

*left the meeting at 9:00pm

**joined the meeting at 8:30pm

Attorney Present – Chris Miller Y/N

With a quorum present, the meeting was called to order at 7:19 by Dennis Decina.

A motion was made to approve the July 2020 Regular Meeting and Executive Session Minutes at 7:20pm by Paul Donoghue, seconded by Dave Surman. 0 Opposed, 1 Abstention, 9 In Favor

A motion was made to approve the July Financials at 7:21pm by Paul Donoghue, seconded by Debra Morrison. 0 Opposed, 1 Abstention, 9 In Favor

Unfinished Business: There are trees down on parklands for which estimates have been received, but their removal had to be postponed because of the storm (hurricane Isaias). Trees damaged by Isaias were assessed by Andrew Quirk, Dennis Decina, and Jim Jones. Questions about insurance coverage and photos of the trees were sent to the Insurance Committee.

Correspondence: Notification from PO re building a deck.

Treasurer’s Report:

General Comments:

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A variety of factors continue to prevent a proper discussion with Tanya to become more familiar with the overall accounting system. Collections have been successful during the month and full funding of the “allowable” spend on the easement budget is now accomplished. We are now at 93% of the POA budget – not having a fully funded POA budget at this point of time is unusual, but there is still a little time to bring in sufficient funds to cover the budget.

Time in the coming months will be spent reviewing the banking arrangements to see what can be done to improve protection of funds. It is still necessary to resolve the Columbia Bank check issue – now they have re-opened this should be easier.

Easement:

- Easement collections are now at 84% of budget (cf. 68% in July) - \$383,213
Additional collections: past year collections have increased - \$59,187 (\$33,570 July)
- Second round of billing has been done.
- Our current spend is at 43% of allowable spend however:
 - Several areas are currently over the allowable spend (notably stumps and ID stickers) but are within overall budget. Additional funds are available for Stumps that we can re-allocate at year end to cover increase expense. Parkland expense is creeping up.
- It will be necessary to utilize some of the contingency budget to cover the overage in stumps
 - Minimal impact if we utilize the ‘stump sinking fund’ to cover some of the overage

POA:

- Total POA paid membership ~\$172K 100% of budget), (93% May)
Additional collections - ~\$8K (tenants, double dock & specials)
Total POA dues collected \$182K (99% of budget 654 POA and other),
- FW surety bond listed as “other expense” on P&L so that it’s easier to track. This will be reversed after the FW event.
- Activities continue running a deficit and may (will) continue for remainder of the year.
- Minimal income from clubhouse rental and will remain this way for remainder of the year.

Overall:

Collections are finally comparable to the prior year.

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Activity income remains down and will be significantly compromised this year unless significant changes in the State regulations for gatherings take place.

Financial risks continue to exist; however, they are now minimal compared to earlier in the year. Kudos to everyone for working on collections, particularly Tanya, bringing in substantial prior year fees.

Membership Secretary Report:

Membership Secretary Report 8/18/2020

Current Membership as of end of July 2020:

POA – 624 (636)

Double Docks – 10 (11)

Tenants –11 (16)

Specials – 9 (8)

Total POA – 654 (671)

Total Easement – 1445 (1432)

POA numbers remain lower than 2019. But as of last week, following letters sent out to delinquent Dock Owners, there were five additional Dock Owners that paid and a couple of others with checks/payments coming. There are two re-assignable docks in accessible areas and a few lakefront property owners on the delinquency list that we still may receive. So, we are creeping closer to 2019 numbers. We also need to remember that Beach Only users were fewer due to people not wanting to mingle on the beach, so we lost those memberships for this year. Overall, the numbers are really very good.

We have received a number of large past due Easement payments with the homes finally selling. Whenever possible, we have alerted potential buyers when there are outstanding easement fees so that those fees can be resolved at closing without penalizing the buyers. That leads to happier people moving into UGL, but this can only happen when a buyer contacts us for more information regarding the community. We do let Realtors know when we have the selling information, but it doesn't always translate to being taken care of at the closing.

Total past due Easements collected to date is \$59,186.86 and another \$7,000+ should be coming in shortly. This represents collection of almost \$26K in the past month.

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Considering the economic fragility at this time, the Association has managed remarkably well with membership for 2020.

Discussion: a lot of new owners, many with docks, have been discovered who did not contact the office about membership. It seemed more prevalent this year than in past years, or perhaps we have just gotten quicker in identifying the homes up for sale and contacting them. Some new owners also had an attitude about paying even when they had closed in 2019. This will be more closely monitored in 2021 to see if it continues and needs to be addressed in some way.

Committee Reports:

A) Activities: no report

B) Beach: Days are running smoothly even with social distancing guidelines in place. After important personal items were discovered on the beach one early morning, night trespassers were tracked down by the WM Police to establish their safety. Board discussed possible improvements to security at the beach and Clubhouse.

C) Boathouse: no report

D) Bylaws, Rules & Regs: The committee received a response from legal that “there is simply no process for non-easement holders to add or obtain the easement rights to their properties.... The question is unfortunately a dead end because there is no way to modify the title to those properties to add the easement rights.”

A board member suggested adding to the Rules that homeowners cannot plant anything in the lake bottom, especially an invasive species.

E) Clubhouse: The range of estimates for replacing the roof can be covered in the current budget. With a push the roof might be replaced before winter comes.

F) Dam: Jerry Cross, Dam Engineer, met with Dennis Decina to detail his concerns about the vegetation and tree growth on Mount Laurel Dam. Consequently, the Committee has obtained and reviewed estimates to perform removal of all vegetation and trees, as stipulated by Jerry Cross and in accordance with Statute N.J.A.C. 7:20-1.4(n).

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A motion was made to engage Landmarq Services LLC, to clear cut trees and vegetation on Upper Mount Laurel Dam with costs not to exceed \$4,500 at 7:44pm by Andrew Quirk, seconded by Dave Surman. 0 Opposed, 0 Abstentions, 10 In Favor

G) Docks:

Current Applications - 20 to be assigned or in process of assigning (scheduled appointments/working out issues)

Pending Assignment - 2

Scheduled Appointments - 1

Issues being worked out – 2

Repair – 1

Lakefront – 1 Waiting for additional information from Applicant

Balance to assign – 14

There are still many docks that need a revisit for repairs, installations, or compliance to dock standards

Turned Down/on hold due to Covid / Unresponsive – 4

Second Notice Sent – 1

A manufacturer of new dock plates still hasn't been found but work on this problem continues.

H) Dredging: no report

I) Easement: The committee Chair and the Treasurer are working with the committees on a draft budget.

J) Entertainment: no report

K) Environmental: A cell count of algae was performed by Aquatic Analysts and, like last year, the numbers were low (27,724 Cells/ml) and well within acceptable levels. Warnings and Advisories occur at greater than 80,000 Cells/ml. This comes at a time when Lake Hopatcong, Greenwood Lake and three other lakes are taking measures to warn and advise residents of their high counts. The Committee is pleased that Security personnel patrolling on our boat received advice on how to identify and report suspicious blue green algae that may be the start of a HAB. The characteristic "pea

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soup” or paint streaking have not been observed, but Audubon Cove remains a concern at the northern tip where dense algae is growing around docks. It cleared for about two weeks after weed application but has come back. Residents in the area were informed of the local situation. We are still waiting for the septic leachate test to be performed. Observations were made at all of the six main streams flowing into the Lake the night before Tropical Storm Isaias, and they were found to be dry with no flow. The Lake was -2 inches from crest, but 24 hours later after the storm, water was flowing and the Lake had risen 4 inches.

A letter was sent to the Mayor and signed by Dennis Decina, Paul Nietzer (Chairman of West Milford Lakes Committee) and the Environmental Committee Chairperson. It detailed the deplorable condition of Upper Mount Laurel Lake and the serious consequences that would unfold if it became wetlands with restricted or absent water flow into Mount Laurel Lake and then Upper Greenwood Lake.

The Committee has been into the Lake and kayaked around to survey it, gaining access from a newly cleared pathway to the water on Parklands owned by the Association on Clinton Road. The depth of water in some areas was 2 to 3 feet deep. The Township indicated through an email from Marilyn Lichtenberg that it will seek estimates for “chemical treatment” of UMLL and felt that hydro-raking would not be possible due to low level water. The Committee immediately responded and asked them to reconsider hydro-raking, or, if needed dredging.

A resident who planted water hyacinth was advised that it was an invasive species and needed to be removed as it could quickly take off out of control, and is extremely difficult to eradicate.

L) Insurance: Communication has commenced with the claims examiner to determine if we can receive monies for tree clean-up due to Hurricane Isaias.

M) Legal: report in Executive Session

N) Master Plan: no report

O) Parklands: A Zoom meeting was held this month with most committee members. Since the Committee would like Parklands to be more accessible for all community members, we are looking to do a project to mark out of areas of access, do a clean-up of some areas around the lake, and get the word out to the community. Parklands could

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be marked with low key signage so as not to attract people from outside the community. The committee suggests doing a survey to see if this is of interest to the community.

Encroachments: The Committee is still receiving new wall repair applications submitted by property owners.

A motion was made to enter Executive Session at 8:06pm by Paul Donoghue, seconded by Linda Ballan. 0 Opposed, 0 Abstained, 10 In Favor

A motion was made to exit Executive Session at 9:11pm by Joe Marino, seconded by Eric Zemsky. 0 Opposed, 0 Abstained, 10 In Favor

P) Publicity & Public Relations: The Committee needs additional members to gain any forward traction. Please reach out to Eric Zemsky if interested. Margie Culhane joined the committee.

Q) Security: Four teens whose jon boat overturned were rescued from the water by members from another boat. The jon boat was righted and bailed out.

R) Stumps: no report

S) Weeds: Due to decreasing Secchi depth recordings and increasing greenish color (presumed increasing algae concentration), half the lake was treated with copper sulfate in order to prevent a harmful algae bloom on 7/24. Lake samples were obtained. Algae levels were below what would require notification. If we had waited, algae levels likely would become elevated beyond which you cannot treat. Treating high levels of algae could release algae toxins.

Follow-up Secchi depth readings improved.

Mount Laurel was treated on 8/5 for weeds and algae.

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There is still about another month of heightened concern for algae.

T) West Milford Lakes Association: Andrew Quirk, representative – WMLA and NJCOLA, no report.

U) Ad Hoc Committees:

1. Storm Drains - Andrew Quirk - The Committee requested that outflow #23.001 at the far end of Riverside Drive be cleaned by the Township as grits have been deposited onto Parklands and possibly onto State DEP property. We have also informed them that we plan to meet with the Township Administrator to discuss their removal of grits that have been deposited since the Stormdrain Retrofit Agreement.

2. UGL Environmental Management Task Force (UEMTF) – no report

A motion to adjourn was made at 9:35pm by Debra Morrison, seconded by Joe Marino. 0 Opposed, 0 Abstained, 10 In Favor

Respectfully submitted,
Margie Culhane, Secretary