

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
April 2, 2013**

**ATTENDANCE:**

Bartyzel, Ken	P	Jones, Jim	P	Veninger, John	E
Burr, Rob	P	Mangerpan, Louis	E		
Colnaghi, Warren	E	Manzo, Rene	P	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	E		
Horn, Jason	P	Sarnowski, Karen	P		
		Straubel, Kathy	P		
Igielski, Edward	P				

**P= Present            E = Excused            A= Absent**

Attorney Present: James Romer    yes    no

With a quorum present, the meeting was called to order at 7:30 pm by Vice-President Jason Horn.

A motion was made by Rob Burr and seconded by Rene Manzo to approve the minutes of the regular meeting of March 5, 2013 as corrected.

6 Yeas,   0 No,   3 Abstentions

**Correspondence:**

There was a notification for board review from 529 Lakeshore Dr. in reference to putting on an addition to the house.

There was a notification for board review from 18 Schmidtke Lane in reference to covering the porch.

There was a notification for board review from 706 Lakeshore Dr. in reference to the installation of a new septic system.

There was a notification for board review from 9 Smithville Rd. in reference to the installation of a new septic system.

### **Membership Secretary's Report:**

Karen Sarnowski reported that there are 649 paid Easement members and 414 paid POA members for a grand total of 1056 members + 6 tenants at this time.

It was noted that the Easement membership is down 20 members from last year at this time.

Some collections have been made for overdue easements and late fees for POA.

### **Treasurer's Report:**

Rob Burr reported that there are some questions about an increase in the utility bills.

Karen Sarnowski mentioned that the easement fund monies need to be moved as we are unprotected.

Rob Burr stated that for second notices of overdue fees we will notify members of the availability of using credit cards. We will use the "Square" for such transactions and use either John Veninger's old iPhone or Rob Burr's old smartphone.

Rob Burr asked to defer the approval of the financials for this month.

**Public Session:** none

### **Unfinished Business:**

**203 lakeshore:** Jim Jones will speak with the homeowner when the weather is better.

**Graffiti on township property:** Rene Manzo noted that epoxy paint is being used by the graffiti artists.

**Fireworks:** Jim Jones spoke with Ron, the fire marshal. He would prefer we light them from the dam. Jim recommends that we use the dam, as well. Kathy Straubel will contact Lisa to check that letters have been sent to the neighbors and permits are filed for the dam site.

**Sign:** Gary Zielinski has the Lexan. He will attach it as soon as possible.

**Turbidity curtain:** Princeton Hydro will continue monitoring the lake and place the turbidity curtain. Tennessee gas will pay for the curtain and maintenance.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

### **Activities:**

Kathy Straubel reported that Breakfast with the bunny was very successful. Jason Horn organized and ran the breakfast with a few volunteers. Kathy will send out an email blast recruiting volunteers for UGL day. If there are not enough responses, UGL day will not run.

**Beach:** The beach will be ready to open on Memorial Day weekend.

**Boathouse:** Rob Burr reported that the turbidity curtain will be coming out.

**By-Laws/Rules/Regs:** no report

**Clubhouse:** Ken Bartyzel reported that Rene Manzo, Gary Zielinski and Joe Ponzio were able to address the refrigerator issue and get it working again. He stated that we will need to get bids on landscaping for clubhouse, if young Joe Ponzio will not be able to do the work as an employee of the UGL POA.

Karen Sarnowski mentioned an issue regarding who is able to rent the clubhouse. Should it be easement members only? Can an easement member sponsor an outside party to host a party? Most board members feel we should keep it to inside the membership.

**Computers:** no report

**Dams:** Ed reported that the NJ DEP sent a letter to us demanding an annual emergency action plan test.

**Sub- Committees:**

1. **Special Dock Policy:** No report

**Docks:**

Karen Sarnowski reported that Stu DeLeeuw gave up his dock across from the Mountain Jug. He now wants to install a new dock in the area on Warwick Turnpike. Karen recommends that we allow it, due to his past history as a dock owner there.

**Dredging:** no report

**Easement:** An Easement meeting was held on April 2, 2013 at 7pm. Only Board members attended the meeting. Other Easement members were not in attendance.

**Encroachment:** No report

**Environment/Weeds:** no report

**Entertainment:** no report

**Executive:** no report

**Insurance:** No report

**Legal:**

A motion was made by Rob Burr and seconded by Ed Igielski to enter Executive Session at 8:28pm  
9 -Yeas, 0 -No, 0 Abstentions

**Master Plan:** Rob Burr reported that he and Ed Igielski will continue work on the capital replacement plan.

**Parklands:** Jim Jones reported that a few trees were being addressed. Nothing to report on the bulkhead. Karen Sarnowski mentioned some trees down by the parklands near her dock.

**Publicity:** No report

**Security:** Jason Horn reported that the security boat will go in at the end of April.

**Stumps:** Jim Jones reported that he called the ðgrafitti guyö about sandblasting the barge and getting the boom functional for the season.

**Township:** no report

**Weeds:** Rene Manzo spoke about being aware of the treatment time of the lake coinciding with the fish spawning time. He mentioned gathering data on the amount, size and species of fish in the lake.

**Ad hoc committees:**

**Storm drains:** No drains have been retrofitted at this point. Julia Held met with the engineering dept. and township manager. Jerry Storms does not return her calls. She expressed her frustration at not being contacted and they determined a third party will be in charge of monitoring Jerry Storms' progress on the grits/storm drains, etc. We may want to discuss going back to court if no schedule is agreed upon by the township. The board feels that more grits are being dumped in UGL than in other areas around town and it is not being cleaned up first as was always done in the past. Another email was sent out asking for volunteers and some members have stepped up.

**New Business:** none

A motion was made by Rob Burr and was seconded by Andy Fineman to adjourn the meeting at 9:21pm.

Approved by acclamation.

Notes taken by Kathy Straubel

Respectfully submitted by Lou Mangerpan for approval. (Draft)