

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
June 4, 2013**

ATTENDANCE:

Bartyzel, Ken	E	Jones, Jim	P	Veninger, John	P
Burr, Rob	P	Mangerpan, Louis	P		
Colnaghi, Warren	P	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: 33pm by President John Veninger.

Public Session:

Rob Burr did a quick review of financials with Jim Seussman, who is present at the meeting today. Jim reported to the board that upon a quick review his opinion was that the cash-basis financials are in disarray.

Jim reported to the board that upon a quick review, the balacnce sheet aligns with the account statements.

Jim asked the board when the tax return for this year was filed. And have we incurred any penalties because of the late filing? Rob will address these issues with the accountants. Jim broached the idea that we could create an audit committee to audit ourselves as opposed to hiring a company to do it for us.

Jim agreed to chair the audit committee and attempt to recruit members.

Julia Held, liaison to the DPW regarding the storm drain issue, reported that she met with the engineering division of the DPW. They agreed to provide a quarterly report to Julia, so she could report back to the board, but she has yet to see a report. Kirk Backer, from the DPW, has been assigned to liaise with Julia. Julia did receive an update on the progress of the storm drain maintenance. Some of the inlet basins will be made into sediment basins. Basins have been cleaned according to the DPW. The log should reflect this in the quarterly report due in July.

Lou Mangerpan reported that the draft of the rules and regulations has been completed with the help of

Julia Held and the committee. Lou stated that this will be his last meeting, so someone will need to be in charge of completing the final draft. The committee will need to complete the draft and post it to the website for comment.

A motion was made by Rob Burr and seconded by Karen Sarnowski to approve the minutes of the regular meeting of May 7, 2013 as corrected.

10Yeas, 0 No, 1Abstentions

Correspondence:

A notice of fire code violations in the clubhouse was received from the new fire marshal.

A thank-you note from the MD Anderson Cancer Center for our commemorative gift in memory of Bob Moskin's daughter, Laura Moskin, was received.

A letter from Robert Mazzochi was received asking for a time extension for the letter of interpretation.

Vinnie Lanza contacted a board member asking for the membership to review and combine several properties.

Membership Secretary's Report:

Karen Sarnowski reported that there are 729 paid Easement members and 516 paid POA members for a grand total of 1264 members at this time including 8 tenants and 7 specials.

It was noted that the Easement membership is up by 5 members and POA is down by 2 members compared to last year at this time.

Tanya Meckelberg had a group of men, allegedly a fishing club, interested in getting stickers for their boats. Seven of them own a piece of property which was considered a "common area", so they don't pay easement fees. Karen Sarnowski broached the fact that they should be assessed the easement fee, and the board needs to convert the property from a "common area" to an easement-paying property. Jim Jones will speak to the group and ask them where the board should send the bill for the easement property.

A notice of bankruptcy was received for a property owner informing us that we could file a claim for back fees. We will file a claim for the back fees owed.

Treasurer's Report:

Rob Burr reported that he will be opening new accounts with Columbia bank.

An inconsistency in the May financials shows \$57,000 less than last month. So, Rob would like the May financials to be tabled.

Rob will be in contact with the accounting firm in reference to the audits, tax return penalties, etc.

John Veninger created an ad hoc committee called the audit committee. The committee will conduct an

audit of the financials.

Unfinished Business:

203 lakeshore: A letter has been sent to the homeowner.

Graffiti on township property: Jim Jones reported he has not received a call back from the graffiti guy.

Fireworks: Jim Jones reported that the blasting point will be moved 100ft., so we do not need a letter from the Lakeshore Inn owner. All letters have been signed and returned. The town council needs to vote on it.

Dumpster replacement: Tanya Meckelberg will look into prices.

Unpaved roads: Jim Romer will look into the Kelly Act.

Mirzo: Regarding 529 Lakeshore, the State requires that the board have a contract with the homeowner allowing his leach field to be on parklands.

An agreement needs to be drawn up between Mr. Mirzo and the POA.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: no report

Beach: Laura Nietzer reported via Karen Sarnowski that the beach is open weekends and half days at the end of June. She needs help to get 2 garbage cans of cement/rebar out of the lake.

Boathouse: Rob Burr reported that most boats have been removed from the boathouse.

By-Laws/Rules/Regs: no report

Clubhouse: Andy Fineman reported that Joe Ponzo is working on the lattice work. Gary Zielinski is working on the phone system. The committee is working on deck columns and getting more tables and chairs.

Computers: no report

Dams: no report

Docks:

Ed Igielski explained that the dock committee is in a reorganization mode. Gaps exist in paperwork. An action plan is in place to reorganize. Karen Sarnowski reported that docks should be overseen by more than one person, so no favoritism exists.

Dredging: no report

Easement: An Easement meeting was held on June 4, 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: John Veninger reiterated the need for board members.

Insurance: No report

Legal: no report

Master Plan: no report

Parklands: Jim Jones reported that on Dover cove, where the bulkhead has deteriorated, we will stabilize it, as it is parklands, but we will not replace the bulkhead. This will probably entail the planting of ground cover plants.

Ken Bartyzel and Jim Jones discussed how to go about redoing the clubhouse bulkhead. They should have a definitive answer in July.

Publicity: Lou Mangerpan reported that he has files for board member who will take over the website, etc.

Security: Jason Horn reported that barge is able to be driven. The security boat is in and the buoys are in.

Stumps: Jim Jones reported that Gary Zielinski and Rene Manzo purchased a motor for the barge and brought it to DeFeoø to have the cables, etc. installed. John Veninger worked on the motor for the boom. The motor for the boom has been mounted. At this point, they are waiting for the motor to come back from DeFeoø.

Township: Rene Manzo reported that the committee discussed tracking of the septic ordinance.

Weeds: Rene Manzo reported that the lake was treated with herbicide. We have spent \$25,000 at this point. It was mentioned that the weeds are very bad this year.

Ad hoc committees:

Storm drains: no report

New Business:

1. Karen Sarnowski mentioned that we should have a table at Autumn Lights. We could sell pieces of stumps and full stumps.

A motion was made by Lou Mangerpan and was seconded by Ed Igielski to adjourn the meeting at 10:14pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.