

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

**ATTENDANCE:**

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

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

Attorney Present: James Romer    yes    no

With a quorum present, the meeting was called to order at 7: 23pm by President John Veninger.

**Public Session:**

Tim Dalton discussed the time bank of West Milford with the board members as a method of increasing volunteerism. The time bank runs an online database to track time that is spent by volunteers and requests for volunteers for projects. Mr. Dalton proposed that the POA join the time bank as an organizational member.

Jim Romer suggested all volunteers be funneled to one list through Tanya, so we can keep track of said volunteers.

A motion was made by Rob Burr and seconded by Karen Sarnowski to approve the minutes of the regular meeting of June 4, 2013 as corrected.

9 Yeas,   0 No,   0 Abstentions

**Correspondence:**

A letter was received from Jim Suessmann in reference to his unhappiness with the UGLPOA board retaining the same accounting firm, when there have been numerous issues that were not handled correctly.

Rob Burr clarified that the accountant said he would absorb the fee we were charged if he can't get it removed. Rob also explained that Jim Suessmann reported that the UGLPOA's books are aligned. Jim Romer suggested that we have the auditor at the August POA meeting, as well as the completed tax return available for public view.

John Veninger asked Rob to ask the auditor to attend the August Meeting, as well as having the tax return, etc. available.

The board received a resignation letter from Lou Mangerpan.

Andy Fineman nominated Kathy Straubel for the position of Secretary of the UGL board of trustees. Laura Nietzer seconded the nomination.

9 Yeas; 0 Nos; 0 Abstentions

Kathy Straubel was elected secretary of the board.

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

Karen Sarnowski reported that there are 767 paid Easement members and 564 paid POA members for a grand total of 1350 members at this time including 12 tenants and 7 specials.

It was noted that both the Easement membership and POA are up compared to last year at this time.

Thirty-six people have docks and have not paid their POA fees. John Veninger asked to have Tanya call each person to assess their situation. Letters have been sent to each of the dock members in arrears, as well.

A woman came in before the meeting and discussed with Karen Sarnowski a POA membership \$75 late fee, that she said Lisa had waived for her in the past. Her husband passed away and she is still struggling financially.

John Veninger suggested that we should discuss any waivers of late fees, etc. in executive session and not use names.

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

Rob Burr reported that the budget line items are all in order.

Karen Sarnowski questioned where the donations from last year are in the financial report. John Veninger said it was included, just not listed separately.

Karen reported that there is \$118,000 in the sinking fund for dredging. She said we should start moving on determining a plan for which areas will be dredged. Jason Horn suggested that after the drawdown would be a good time to assess the areas most needing the dredging.

Rob Burr signed the 2011 audit and a letter of engagement with the accounting firm for the current year.

A motion was made to accept the treasurer's report as amended by Andy Fineman and seconded by Jason Horn.

9 yeas; 0 nos; 0 abstentions

## **Unfinished Business:**

**203 lakeshore:** Homeowner had till June 29 to respond and he did not do so. Karen Sarnowski stated that we should plant our own trees on the parklands at this location, as well as the property owned by Gary Gallucci, where parklands trees were removed. John Veninger will verify if a tree has been planted at 203 Lakeshore at this point in time.

The board will send a letter to Gary Gallucci telling him he must plant X number of trees in specific locations on the easement property where he removed trees . By the next meeting we will have a specific proposal to send to Gary Gallucci.

**Graffiti on township property:** no report. Jim Jones will follow up.

**Fireworks:** John Veninger mentioned that there were a few fireworks that were exploded too low to the ground. Jim Jones spoke with Ron, the fire marshal, to thank him for his assistance. Jim spoke with Garden State about low fireworks, Garden state said they were factory defective. Jim mentioned that there were nails left all over the beach after the fireworks. He raked most of them out, but we need to remove all of them. We should use the metal detector to remove them all. Jim mentioned this issue to Garden State, as well. A letter should be sent to Garden State about 2 concerns; defective fireworks and nails being scattered. The letter should ask Garden State how they will address these issues in the future.

**Dumpster replacement:** no report; Jim Jones mentioned that the area should be regraded for drainage. This would be under the dam committee.

**Unpaved roads:** Kathy Straubel will get information about the Vernon lawsuit re: Kelly Act to Jim Romer

**Mirzo:** Regarding 529 Lakeshore, Jim Romer got the deed last Thursday and will report on it at the next meeting.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** Kathy Straubel reported that Music under the Stars is booked for July and August.

**Beach:** Laura Nietzer reported that a volleyball net has been set up. A movie night will be run, as well as Wednesday night activities for the kids. Games will be run for kids once a week.

**Boathouse:** no report

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

**Clubhouse:** Andy Fineman reported that Tanya made a cleaning list for the cleaners and improvement

has been seen in the quality of the work. Andy mentioned that some of the improvements, such as the deck tables and chairs, the columns, etc. will be paid for by the capital improvement fund, as necessary.

**Computers:** no report

**Dams:** no report

**Docks:**

Mr. Castro bought property on Landing Rd. and was given a dock across the street with the caveat that he would build his own dock off his property after 2 years. The board sent him a letter regarding this. He sent 14 certified letters to the board requesting multiple documents. The dock committee decided to give him another year to get his dock settled.

**Dredging:** no report

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

**Encroachment:** No report

**Environment/Weeds:** Kathy Straubel will chair the environmental committee. And co-chair the weeds committee with Rene Manzo.

**Entertainment:** no report

**Executive:** John Veninger reiterated the need for board members.

**Insurance:** No report

**Legal:** Jim Romer created an agreement for the board to sign with the Tennessee Gas Pipeline Co. to release them from being responsible for paying Princeton Hydro.

**Master Plan:** Rob Burr reported that he is working with Tanya on this.

**Parklands:** Jim Jones reported that he was investigating the installation of a vinyl bulkhead in front of the present railroad tie bulkhead. He was not sure if that was the best option. He was in favor of the concrete bulkhead for the POA, but not the parklands. Jim will meet with Ken Bartyzel to discuss our options.

Vincent Mustazza left a voice message in reference to having his septic cross easement property.

Karen Sarnowski will send him a letter stating that this will not be possible. Jim Jones will call him regarding the septic

**Publicity:** Laura Nietzer mentioned that there is a volunteer to help with the website.

**Security:** Jason Horn reported that there is a new hire for security.

**Stumps:** Jim Jones reported that they have all materials to finish the barge.

**Township:** Laura Nietzer reported that Paul Nietzer is now the president of the Lakes committee. Rob Burr volunteered to go to the lakes committee meetings as our liaison.

**Weeds:** no report

**Ad hoc committees:**

**Storm drains:** Julia Held reported to Karen Sarnowski that the town told her that the report is not ready. We must request the report for August.

**New Business:**

A motion was made by Rob Burr and was seconded by Andy Fineman to adjourn the meeting at 10:07pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel.