

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
August 6, 2013**

**ATTENDANCE:**

Bartyzel, Ken	A	Jones, Jim	P	Veninger, John	P
Burr, Rob	E				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	P		
		Straubel, Kathy	E		
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: 25pm by President John Veninger.

**Public Session:**

Some new residents came to check out what is going on. They were given information about public meetings and office hours for any questions they may have. A woman came with a question about docks and spoke with Karen Sarnowski.

**Correspondence:**

A certified letter was received concerning a dispute over the removal of a parkland tree that was done by a homeowner without POA approval. The board reviewed the prior correspondence. A letter will be sent to the property owner requesting a meeting with board members on the property so that the property owner has the opportunity to explain what he has done on parklands regarding the removal of the tree.

**Membership Secretary's Report:**

Karen Sarnowski reported that there are 797 paid Easement members and 600 paid POA members for a grand total of 1397 members at this time including 16 tenants and 7 specials.

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

The budget allowable spends will need to be adjusted to a higher amount to reflect the actual collection amounts.

Money that was in the General Easement Fund has been appropriated into the Sinking Stump Fund which means it still remains in the Easement Fund under a dedicated category.

The financials will be tabled until next month.

The tax return has been completed and is ready to go.

A motion was made for the board to accept the tax return for 2012 by Karen Sarnowski and seconded by Jason Horn. The motion was passed.

The Independent Audit was performed and received from Schulman and Black.

Karen Sarnowski made a motion to accept the independent audit report through Dec 31, 2012 by Shulman and Black CPA. It was seconded by Andy Fineman.

9 Yeas; 0 Nos; 0 Abstentions

### **Unfinished Business:**

**Graffiti on township property:** Rene Manzo is working on the removal.

**Dumpster replacement:** A violation was received from the town and the issue was addressed.

**Unpaved roads:** Another unimproved road is going to be vacated by the town and will be voted on by the council. The board should attend the town council meeting on August 21<sup>st</sup>

**Mirzo:** Regarding 529 Lakeshore, the attorney has drawn up a 99 year agreement for the leach field on parklands.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** No report

**Beach:** Laura Nietzer reported that Hot Dog Roast will be on August 24<sup>th</sup>. The volunteer list was passed around for board volunteers to sign up to help. The beach hours were extended to 8pm during the weeklong heat wave in July and there was a thumbs up in the paper about this. Activities are being held on Wednesday nights on the beach, such as relay races, Uno games, tether ball and volleyball.

**Boathouse:** no report

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

**Clubhouse:** The sample for new dance floor was shared. The new dance floor will be installed within the next month. The labor will be free. The POA will just have to pay for the materials. Repair quotes were discussed. The phone in the clubhouse needs to be reinstalled.

**Computers:** Computer was sent out for repair and fixed. It was under warranty.

**Dams:** no report

**Docks:** Assignments are happening right now. There will be a one year break on dock swaps. If a resident who is current on their Easement fees, but is not a POA member, applies for a dock space, no POA fees are required until an actual dock space assignment is made. The double dock located on the main channel was discussed. The grandfathered decking on parklands was discussed. The property owner may replace his dock but may not replace his deck, although it may be temporarily allowed to remain at the discretion of the dock committee".

**Dredging:** no report

**Easement:** An Easement meeting was held on August 6, 2013 at 7pm. Some new residents were in attendance. (see Public Session)

**Encroachment:** No report

**Environment/Weeds:** No report

**Entertainment:** no report

**Executive:** John Veninger stated that the following board members are up for reelection:  
Rob Burr, Jim Jones, Karen Sarnowski and Kathy Straubel as well as Lou Mangerpanø seat.  
Additionally, there are 6 open seats which should be filled.

**Insurance:** There is a new workmanø compensation policy.

**Legal:** A memo regarding Executive Session which was written in 2001 to Joe Elcavage was shared and discussed. The memo included criteria for executive session topics.

A motion was made to go into Executive Session at 8:39pm by Karen Sarnowski and seconded by Ed Igielski.

9 Yeas; 0 Nos; 0 Abstentions

A motion was made by Jason Horn and seconded by Andy Fineman to leave Executive Session at 8:48pm.

9 Yeas; 0 Nos; 0 Abstentions

**Master Plan:** No report

**Parklands:** All requests for trees to be taken down have been taken care of.

There was a discussion of the new bulkhead for the clubhouse and parklands. Concrete has been recommended for the clubhouse and vinyl product for the parkland bulkhead. Samples will be ordered and tested. A recommendation for a lake drawdown was discussed and the application for the permit will be submitted. The plan is to start the drawdown on October 1<sup>st</sup>.

An application for work on parklands for building stairs to get to dock/lake and a concrete dock was discussed.

The septic on Witte Road was discussed.

A letter from the property owner on Lakeshore Drive about replacement of trees on parklands was discussed. Jim Jones has been in touch with the property owner.

**Publicity:** Ed Igielski is redoing the website and Andy Fineman will be doing the newsletter. Our new resident welcome packet is currently only available in printed form from the Office. However, there are plans to migrate the Welcome Packet to our new website later in the year after the new website is brought online and the contents of the current Welcome Packet are reviewed by all associated committees, updated and approved. Tanya is taking care of the Facebook page.

**Security:** Jason Horn reported that the police were up on the lake on August 14th. Security returned some floating kayaks. One more police patrol is scheduled for this year. There is a new employee, Paul Mueller, for the security patrol. There has been trespassing on the beach and docking boats in the evening. Chains and signs that the beach is closed will be installed on docks.

**Stumps:** The barge is almost finished. There is a meeting set with the state police to have the barge inspected and registered within a week or two.

**Township:** The Police chief was present at the town lakes meeting.

**Weeds:** The lake water is clear, which makes more weeds. There have been periodic weed treatments throughout the summer.

**Ad hoc committees:**

**Storm drains:** Julia Held is working on problem drains that have been identified.

**New Business:** A property owner on Landing Road has sent a request for information from the POA.

A motion was made by Gary Zielinski and was seconded by Warren Colnaghi to adjourn the meeting at 9:50pm.

Approved by acclamation.

Notes taken by Laura Nietzer

Respectfully submitted by Kathy Straubel.