

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
September 3, 2013**

ATTENDANCE:

Bartyzel, Ken	P	Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	E	Pojedinec, Jane	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: 21pm by President John Veninger.

Public Session:

Jim Suessman commended the board for its efforts in maintaining the lake, etc. He feels the board is not responding to him in an adequate format. He feels there is not full disclosure. He is concerned about the fact that there have been IRS penalties incurred due to late filing. Rob Burr mentioned that Joel Black, the accountant, has agreed to pay for any penalties due to late filings to the IRS.

Jim brought up again that he'd like to start an audit committee consisting of members who are not board trustees. John Veninger stated that he had already agreed with the proposition of starting an audit committee.

A motion was made by Rob Burr and seconded by Ken Bartyzel to approve the July minutes, as corrected.

7 yeas; 0 nos; 4 abstentions

A motion was made by Rob Burr and seconded by Rene Manzo to approve the August minutes, as corrected.

8 yeas; 0 nos; 3 abstentions;

Correspondence:

A letter was received from Audree Campe Kuhn commending the board for the water quality of the

lake this year, as well as the numerous activities. She also was concerned about the fact that the handicapped space by the beach is not often available since the paint has worn off of the road and the weeds in Dover cove are excessive.

Laura Nietzer responded to the letter explaining that no new sand was added to the beach this year and the rocks will be addressed when the lake is lowered. Laura will address the weeds at the beach next year and the handicapped space will be repainted.

Membership Secretary's Report:

John Veninger reported that there are 818 paid Easement members and 600 paid POA members for a grand total of 1418 members at this time including 19 tenants and 7 specials.

Treasurer's Report:

The budget's allowable spends have been adjusted to a higher amount to reflect the actual collection amounts. (4.2% increase in allowable spend for each committee)

All line items seem within budget at this point, except the ones of which we were already aware. Karen Sarnowski and Rob Burr will survey the local banks for the best rates for our accounts. Also they will put one year of budget for the easement in a local bank account.

Rob would like to remove the stipend line item. It will have to be voted on by the community.

A motion was made by Laura Nietzer and seconded by Rene Manzo to accept the treasurer's report.
11 Yeas; 0 Nos; 1 Abstention

Unfinished Business:

203 Lakeshore: The property owner is sick will meet with us when he is better.

Graffiti on township property: No new information

Dumpster replacement: Andy Fineman spoke with Dave at the town recycling department.

The town will replace the dumpster for us. We will fence in the dumpster to prevent people from throwing their personal garbage there.

Unpaved roads: No new information

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: The last Music under the Stars is scheduled for September 16. Kathy Straubel will speak with Tanya re: recruiting kids to help with Breakfast with Santa. Kathy will have Tanya begin contacting members who have signed up to volunteer for Breakfast with Santa

Beach: Laura Nietzer reported that it was a great year. Sabrina and some others will repaint the lifeguard room, etc. after the season. New picnic tables will be bought at approximately \$600 a piece. A lifeguard party was thrown at the beach on Labor Day. Games for kids were organized and run by the lifeguards. Rafts need to be evaluated as to their lifespan.

Boathouse: Rob Burr discussed that the boat motor needs to be removed and asked Jim Jones to remove various barge parts. Kathy Straubel questioned how the pricing for winter storage of boats is determined and how spots are assigned. Rob stated that price is determined by size of boat. Kathy suggested increasing the prices to make them closer in line with local storage facilities. Kathy requested to be placed on the waiting list for boat storage.

By-Laws/Rules/Regs: no report

Clubhouse: The floor will be installed in a week or two. A contractor still needs to be hired to work on columns, etc. Andy Fineman mentioned that he'd like to have a sign installed on the front of the clubhouse.

A routine toilet clog occurred during the hot dog roast. It was resolved. Laura Nietzer mentioned that the clubhouse septic needs to be pumped and since the beach committee has funds they will pay for it this year. Laura suggested that the septic should be pumped every other year.

Computers: no report

Dams: no report

Docks: Ed Igielski reported that the committee requests the board to approve a dock to a family on Upper Greenwood Lake Rd.. The dock is 20 ft. long, but at this location 16 ft. out from the shore the water depth is only 20 inches, so Ed proposes to allow the dock to extend to 22 ft. The dock is #408. A resident addressed Ed claiming that the POA has put docks on her land. Ed explained that it is actually easement and not her property. She still wants to pursue the matter.

Vote to allow 22 ft. dock
12 yeas 0 nos, 0 abstention

Dredging: no report

Easement: An Easement meeting was held on September 3, 2013 at 7pm. (see Public Session)

Encroachment: No report

Environment/Weeds: No report

Entertainment: no report

Executive: Rob Burr nominated John Veninger for president; Warren Colnaghi seconded the motion. Rob Burr nominated Jason Horn for vice-president; Andy Fineman seconded the motion. Rob Burr nominated Kathy Straubel for secretary; Jason Horn seconded the motion. Rene Manzo nominated Rob Burr for treasurer; Ed Igielski seconded the motion. Rob Burr nominated Karen Sarnowski for membership secretary; Andy Fineman seconded the motion.

Insurance: There is a new workman's compensation policy.

Legal: The board was notified that a Tenafly Court residence is in foreclosure. Jim Romer doesn't know why we received this notification. Rob Burr will have Tanya check to see if the owner owes any past dues, etc.

Master Plan: No report

Parklands: The state of NJ has asked the board if we have applied for the permits to repair the bulkhead. The bulkhead project was tabled until next year. Environmental studies may have to be done. The drawdown will begin on October 1. All boats should be removed by then.

Publicity: no report

Security: Jason Horn reported that the police were on the lake Sunday, August 25, 2013. There still is money in the security budget. As long as weather holds up, the security boat will be out on the lake.

Stumps: The barge is in the water. Jim Jones tried to register the barge, but did not have all the proper materials since they weren't specified, so it is not registered at this point. The barge will be launched in the spring and will be christened "The Commodore".

Township: .No meeting in August

Weeds: Money from this year's budget can be used to prebuy Sonar this year. It was noted that the weeds are bad in Laramie cove at this time.

Ad hoc committees:

Storm drains: The board reported at the public meeting that the town is complying at this point with the agreement. As of December if they haven't addressed their end of the agreement we will take them back to court.

New Business: None

A motion was made by Jim Jones and was seconded by Gary Zielinski to adjourn the meeting at 9:54pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel