

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
October 1, 2013**

**ATTENDANCE:**

Bartyzel, Ken	P	Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	E	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: 22pm by President John Veninger.

**Public Session:**

Dennis Decina who resides at 7 Laramie Trail is volunteering to be new board member. He is a realtor and has lived in the community since 1986. He did express that he will not be able to attend some winter board meetings due to a previous commitment. His email address is [dendecina@yahoo.com](mailto:dendecina@yahoo.com)

Paul Guglielmo who resides at 125 Point Breeze Dr. is volunteering to be a new board member. He has lived in the community for two years and has been on the stump committee. His email address is [pguglielmo@hotmail.com](mailto:pguglielmo@hotmail.com)

A motion to accept the two new board members was made by Rob Burr seconded by Jason Horn.  
10 yeas; 0 nos; 1 abstention

John Monteleone, a member at 203 Lakeshore Dr. came to address the board.

Mr. Monteleone opened his address with discussing the amount of time he has volunteered for community. He described how he tried to contact board members numerous times to work with him about the replacement of the tree on the easement and says his calls/emails were not returned. Jim Jones explained that he was in contact with him many times and was on the property numerous times. He doesn't want the board to contact him about the tree anymore or he will bring legal action. Andy Fineman and Jason Horn will visit the site and report back to the board.

The board discussed the fact that we should send out all communications to members through the office, so we have a communication trail.

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

10 yeas; 0 nos; 3 abstentions (including the 2 new board members)

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

John Veninger reported that there are 824 paid Easement members and 602 paid POA members for a grand total of 1426 members at this time including 19 tenants and 7 specials.

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

John Veninger mentioned that all committees are within budget for the year.

A motion was made by Jane Pojedinec and seconded by Ken Baryzel to accept the treasurer's report.  
11 Yeas; 0 Nos; 2 Abstention

Rob Burr suggested that the board respond to his proposal by stating that we approve the concept of an audit committee including a representative from the board, Jane Pojedinec. He suggests we do not convert to an accrual system. Andy Fineman pointed out that any committee needs to have a board member as the chair. Anything the audit committee specifies is subject to board approval.

### **Unfinished Business:**

**203 Lakeshore:** see public session

**Graffiti on township property:** No new information

**Dumpster replacement:** No new information

**Unpaved roads:** The township vacated a road in UGL, Linden Ct. This is recorded as a precedent.

**Review of Master Plan submissions:** Chairs will have their submissions ready for the February meeting.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** Kathy Straubel reported that the last Music under the Stars ran in September. It was a little cold and not very well attended. It was decided to hold next year's concerts in June, July and August to take advantage of the warmer evenings.

**Beach:** Laura Nietzer reported that they will need to buy 4-5 new picnic tables. They will fund the purchase of knock-hockey, shuffleboard, some tools, swim lane repair, etc. this year including clean-out of clubhouse septic system.

**Boathouse:**

Rob Burr will try to start using vertical storage methods to increase the capacity of the boathouse. The current amount charged for storage of a pontoon boat is \$295; boats under 20 ft. \$245; jet skis \$95.

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

**Clubhouse:** Gary Zielinski reported that he is working on getting a third bid for the columns. Andy Fineman wants to budget for the sign for the coming year. Additionally, the countertops in the bathrooms need to be replaced.

**Computers:** no report

**Dams:** Ed Igielski reported that the dam has been opened. We are down 2.5 inches right now and should be down to 3.5 ft. by November 1. We can hold at that level for 90 days after November 1, then we have to refill.

John Veninger brought up the need to remove the graffiti on the dam. He asked for volunteers to help Ed find a way to have the graffiti removed. Also to have the dam coated in graffiti repellent paint. Additionally, the dam area should be cleaned up.

**Docks:** Ed Igielski reported that the committee is continuing to go through the dock applications and issues. They would like to re-plate all the docks next year. They may want to budget for a small boat for the dock committee to police the docks.

**Dredging:** Karen Sarnowski emailed that we should apply for a de-silting permit from the state at the same time as the bulkhead permit.

**Easement:** An Easement meeting was held on October 1, 2013 at 7pm. (see Public Session) See public session.

**Encroachment:** No report

**Environment/Weeds:** Rene Manzo reported through Jim Jones that he is interested in stocking the lake with fatheads to preserve the bass population. The local fishing club discussed the fact that they think the local fish population has enough feeder fish and stocking them isn't necessary. The fishing club reports that there are very few weeds which impact the fish negatively. Milfoil is very prevalent this year.

No fishing is allowed during the drawdown.

**Entertainment:** Warren Colnaghi is setting up a board dinner on November 8. By next board meeting he'd like a head count.

**Executive:** John Veninger expressed his pleasure at the addition of 2 new board members.

**Insurance:** no report

**Legal:** no report

**Master Plan:** Rob Burr reported that we need to have documentation for our committees. He has made up a template for the chairs to use for their information. Rob submitted his plan for the treasurer and the boathouse committee. These plans are subject to board approval.

**Parklands:** The bushes have been trimmed at the firehouse on one side. The grounds have been maintained by Mountain Landscaping.

**Publicity:** Ed Igielski is working on the website switchover. Andy Fineman is working on the newsletter. Laura Nietzer mentioned that Margy Adelson is willing to help on the newsletter. The submission date for newsletter articles is November 1. Please email submissions.

**Security:** Jason Horn reported that the security boat is at DeFeo's Marina. The barge is beached at this point. Jason is interested in getting a new trailer for the security boat from DeFeo's using a trade-in of the old trailer.

**Stumps:** Jim Jones reported the new barge is working wonderfully.

**Township:** The Lakes Committee meeting had a pesticide safety presenter. Kathy Straubel will be the new board lakes committee liaison.

**Weeds:** no report

**Ad hoc committees:**

**Storm drains:** no report

**New Business:**

There are two docks at the bottom of the spillway.

Could a UGL credit card be used instead of people putting out money from their own pocket. The treasurer will investigate this proposal.

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

Approved by acclamation.

Respectfully submitted by Kathy Straubel