

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
January 7, 2014**

**ATTENDANCE:**

Bartyzel, Ken	P	Jones, Jim	P	Veninger, John	P
Burr, Rob	E				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Fineman, Andy	E	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	P	Pojedinec, Jane	A
		Straubel, Kathy	P	Decina, Dennis	P
Igielski, Edward	E			Guglielmo, Paul	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: 24pm by President John Veninger.

**Public Session:**

John Veninger brought up the issue of the storm drain agreement that was supposed to be completed by December 31, 2013. Since the drains have not as yet been retrofitted, John would like Jim Romer to send a letter to the township citing that they are in violation of our agreement.

A motion was made by Rene Manzo and seconded by Warren Colnaghi to approve the regular meeting minutes from December, 2013.

6 yeas; 0 nos; 4 abstentions

**Membership Secretary's Report:**

Karen Sarnowski reported that there are 851 paid Easement members and 608 paid POA members for a grand total of 1459 members at this time, including 26 specials.

**Treasurer's Report:**

See attached email.

A motion was made by Ken Bartyzel and seconded by Karen Sarnowski to approve the use of Schulman and Black to audit our books for 2013.

11 yeas; 0 nos; 0 abstentions

### **Correspondance**

A letter was sent to notify the board of a new septic system being installed at 18 Racetrack Dr. Upon review this should pose no problem.

A relative called in reference to the balance remaining on an easement which totals approximately \$2621. They would like to know if we would be able to negotiate a reduction in the interest. Karen Sarnowski will contact the relative to offer a reduction in interest.

### **Unfinished Business:**

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

**Dumpster replacement:** Andy Fineman sent a report saying that he hasn't heard anything about the new dumpster. John Veninger would like Tanya to contact the town to find out what is going on.

**Unpaved roads:** No new information

**Review of Master Plan submissions:** Chairs will have their submissions ready for the February meeting. Karen Sarnowski will resend the information for this.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** Kathy Straubel reported that Breakfast with Santa was successful. Special thanks to Jason Horn and Tanya. Comedy night is coming up on February 22.

**Beach:** Laura Nietzer reported on the equipment, etc. bought for the beach. See December minutes.

**Boathouse:** No report

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

**Clubhouse:** Gary Zielinski reported that the sinks have been installed in the bathrooms. The toilets were compromised at a party on Saturday. Ken Bartyzel and Joe Ponzo will try to correct the flow situation so this doesn't happen again. Dennis Decina discussed the fact that a composite will be installed for the trusses and railings.

**Computers:** No report

**Dams:** Dennis Decina mentioned that he is aware of certain epoxy paint that would be useful in dealing with the graffiti. John Veninger discussed getting a sub committee together in the spring to spruce up the dam area.

**Docks:** No report

**Dredging:** No report

**Easement:** An Easement meeting was held on January 7, 2014 at 7pm. (see Public Session)

**Encroachment:** No report

**Environment/Weeds:** Kathy Straubel reported that there was no lakes committee meeting in December, but one will be held later in January. Dennis Decina brought up that a house on the lake has an underground oil tank that has been removed and was found to be leaking oil. No soil samples have been tested, though. John Veninger suggested that we send a letter to NJ DEP notifying them of the situation. We are concerned about oil leaking into the lake. Dennis will draft a letter to the NJ DEP. Tanya will research the proper contacts. Rene Manzo will send out dates for an environmental committee meeting dealing with the health of the lake.

**Entertainment:** No report

**Executive:** No report

**Insurance:** No report

**Legal:** No report

**Master Plan:** Submissions are due at the February meeting.

**Parklands:** Jim Jones reported that the clean-up day in December was very successful. We will plan one for the Spring, as well.

**Publicity:** Andy Fineman sent a report that he hasn't gotten many submissions for the newsletter. Karen Sarnowski discussed the fact that articles should be added to the website as they are written, not as a newsletter format. Most board members agreed with adding the articles in this format.

**Security:** Jason Horn reported that he made an escrow payment of \$3000.

**Stumps:** Jim Jones reported that stumps will start to be pulled in the spring.

**Township:** The Lakes Committee had no meeting in December.

**Weeds:** No report

**Ad hoc committees:**

**Storm drains:** see public session

**Independent audit committee:** No report

**New Business:**

New hire – Committee chairs should make a list of things that we would like him/her to assist with. Send to Karen Sarnowski before the next meeting.

The association's email was hacked. John Veninger changed the password on the email account.

A motion was made by Laura Nietzer and was seconded by Ken Bartyzel to adjourn the meeting at 8:44pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.