

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
February 4, 2014**

ATTENDANCE:

Bartyzel, Ken	P	Jones, Jim	E	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	E	Manzo, Rene	A	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	P	Pojedinec, Jane	E
		Straubel, Kathy	P	Decina, Dennis	E
Igielski, Edward	P			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: 27pm by President JohnVeninger.

Public Session:

A motion was made by Rob Burr and was seconded by Andy Fineman to approve the regular meeting minutes from November, 2013.

6 yeas; 0 nos; 2 abstentions

A motion was made by Karen Sarnowski and seconded by Rob Burr to approve the regular meeting minutes from January, 2014, as corrected.

5 yeas; 0 nos; 4 abstentions

John Veninger received the annual retainer agreement from the law firm of Hunziker, Jones and Sweeney in the amount of \$2400.00, which is the same amount agreed to last year.

A motion was made by Rob Burr and seconded by Ken Bartyzel to approve the attorney retainer agreement for 2014.

9 yeas; 0 nos; 0 abstentions

Membership Secretary's Report:

Karen Sarnowski reported that there are 1 paid Easement member and 3 paid POA members for a grand total of 4 members at this time. Almost \$3300 has been collected in past due payments.

Treasurer's Report:

Rob Burr discussed the fact that he will resend the December financials so we can approve them at the next meeting. Rob will have to verify the nondiscretionary budget items with Tanya so he can update the budget for the coming year. A number of line items have fully depreciated. Ex. The beach docks, the clubhouse carpet, etc. are all zeroed out since they have fully depreciated.

John Veninger discussed that fact that renting the clubhouse may not be a financially beneficial thing to do since the wear and tear etc. adds up. He would like the clubhouse committee to discuss this idea.

A motion was made by Karen Sarnowski and seconded by Andy Fineman to approve the January 2014 financials.

9 yeas; 0 nos; 1 abstention

Correspondance

none

Unfinished Business:

Graffiti on township property: No new information

Dumpster replacement: No new information

Unpaved roads: No new information

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 comedy night is coming up on February 22. The Public meeting will be on June 14, 2014. We will have the fireworks shot from the beach like last year. Kathy asked Tanya to include a clause in the contract about cleaning up the beach after the fireworks. Laura Nietzer spoke with a property owner who at this point does not want to sign off on the fireworks. August 23, 2014 will be the POA meeting, tentatively. November 15, 2014 for the easement meeting, tentatively.

Beach: No report

Boathouse: Rob Burr reported that not everyone has paid for their use of the boathouse at this point. John Veninger noted that if the space isn't paid for, the boats should not be allowed to be stored. There is a waiting list for the space. Rob will get a locksmith to change the locks, as too many people have keys at this point.

By-Laws/Rules/Regs: no report

Clubhouse: Ken Bartyzel reported that the committee has decided on the colors for the clubhouse beams, etc. A surveillance system quote was received for \$5900. This would include a camera at the boat launch, a camera on the deck, one on the beach, one on the kitchen doors, one on the pavilion and one on the dam.

Computers: No report

Dams: No report

Docks: No report

Dredging: No report

Easement: An Easement meeting was held on February 4, 2014 at 7pm. (see Public Session)

Encroachment: No report

Environment/Weeds: Dennis Decina did follow up on oil tank with DEP.

Entertainment: No report

Executive: No report

Insurance: No report

Legal: We should send a letter to the Township explaining that as of December 31, 2013, they are in violation of our agreement regarding the grits lawsuit. Jim Romer will have the letter drafted to the township.

John Veninger asked Jim Romer to investigate the legality of adding an administration fee to fees paid with a credit card. Jim will check on this.

Master Plan: Kathy Straubel, Ken Bartyzel and Ed Igielski still owe master plan submissions for Activities, Docks, Easement, Clubhouse, Environmental, Weeds (mission statement received), Parklands, Publicity and Public Relations, Stumps, Township, Rob Burr will send boathouse and treasurer examples for the chairs to use.

Parklands: No report

Publicity: Ed Igielski reported that he is in the process of saving everything from the old website, prior to starting new website.

Security: Jason Horn reported that there were patrols this past weekend addressing the quad riders.

Stumps: No report

Township: The Lakes Committee had a meeting in January. Kathy Straubel was not able to attend due to illness.

Weeds: The contract was signed for the weed company.

Ad hoc committees:

Storm drains: see public session

Independent audit committee: Rob Burr will reiterate the request to Jane Pojedinec to submit the report to the board and the treasurer, so the audit can be responded to. Rob has received the committee's notes.

New Business:

Rob Burr moves that we accept the specials at the easement, \$184.06 + POA fees, \$229.00 + tax.
Laura Nietzer seconds the motion.
10 yeas, 0 nos, 0 abstentions

Committee chairs should send requirements for the part-time new hire to Karen Sarnowski.

A motion was made by Ken Bartyzel and was seconded by Gary Zielinski to adjourn the meeting at 9:06pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.