

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
April 1, 2014**

ATTENDANCE:

Bartyzel, Ken	E	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	P	Pojedinec, Jane	P
		Straubel, Kathy	P	Decina, Dennis	P
Igielski, Edward	E			Guglielmo, Paul	P
				Martucci, Greg	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 Vice-President Jason Horn.

Public Session:

Dave Tierney and another club member from the Moe Mountain Fishing Club attended the public session to describe their club for the board. The president explained how they have been allowed to have their fishing club on the lake on a verbal agreement. They have a history of stocking fish in the lake as well as assisting at the UGL fishing derby. Jim Jones explained that we would like to establish some rules and regulations in reference to the club. Jim is concerned about an excessive amount of cars in the parking lot during tournaments. Dave stated that they tell their members to park away from the clubhouse parking lot. They have four tournaments here in April, May, June and September. They always coordinate their tournaments with our events via Tanya.

John Veninger explained that we will have to set some parameters about the number of nonmember boats which would be on the lake at any tournament. Dave stated that approximately 6-7 boats are usually nonmembers. They could provide a list of nonmembers that are participating in any one tournament.

Jason Horn suggested that we should put something in place where we only issue one boat sticker per piece of land. Karen Sarnowski suggested that we maintain a nonmember roster for each tournament. John Veninger discussed the fact that we should just explain to anyone questioning the nonmembers presence on the lake that the Moe Mt. fishing club collaborates with the UGL board with the fishing derby and the fish data.

A motion was made by Rob Burr and seconded by Andy Fineman to approve the regular meeting minutes from March 4, 2014, as corrected.

12 yeas; 0 nos; 1 abstentions

Membership Secretary's Report:

Karen Sarnowski reported that there are 1044 paid Easement member and 402 paid POA members and 3 special and 2 tenants for a grand total of 1451 members at this time plus 10 members pay for double docks. Numbers are slightly down from last year at this point.

Karen reported that a member, Anna Pavona, has a cantilevered dock on her vacant house which cannot be removed. She only pays easement, which is fine.

Additionally, a tenant on Racetrack Rd. is buying the house they now rent. They also own another property in the community where they are delinquent on their easement. The tenant must pay the delinquent fees before they are assigned a dock for the newly bought property.

Also, in regard to the question from last month about discounting fees for seniors/veterans, we determined that a payment plan with no interest is what we can do.

Rob Burr made a motion to enable the board to offer a payment plan with a deferral of the interest to veterans and seniors. Laure Nietzer seconded the motion.

13 Yeas; 0 nos; 0 abstentions

Karen Sarnowski asked Tanya to research collections companies.

Treasurer's Report:

Rob Burr reported that the POA budget only line item where spending has accelerated is in clubhouse maintenance. Easement has no line items that have accelerated spending.

It was stated that over \$1 million dollars in past due fees is owed to the easement/POA.

Rob and Tanya will determine which ones are uncollectable in order to clean up the data base.

A motion was made by Laura Nietzer and was seconded by Andy Fineman to approve the March 2014 financials.

13 yeas; 0 nos; 0 abstentions

Correspondance

John Veninger sent a letter to the clubhouse neighbor with the issue about the parking lot, etc. He suggests that the clubhouse committee discuss changing the entrance and exit of the parking lot in order to decrease the light from car headlights shining on the neighbor's house.

Unfinished Business:

Graffiti on township property: No new information

Dumpster replacement: Dumpster was replaced by the POA.

Unpaved roads: No new information

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

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Kathy Straubel reported that Breakfast with the Bunny will be held on April 12, 2014.

Beach: Laura Nietzer reported that Sabrina will again be the beach manager. The hot dog roast will be held on Saturday, August 23, 2014. Most lifeguards will be rehired this year. Both barges need to be removed from the beach by May 1.

Boathouse: Rob Burr reported that he has received information on a programmable lock.

By-Laws/Rules/Regs: no report

Clubhouse: Gary Zielinski reported that materials are on order from Barbarese for the replacement beams.

Computers: No report

Dams: No report

Docks: Karen Sarnowski reported that she and Ed Igielski will meet next week to start on the dock list. There has been an issue with the woman who bought Lou Mangerpan's old house. She thinks she is entitled to the dock that was assigned to Lou, but that is not how the docks are assigned. Additionally, the lot has been combined with Sam Raia's lot, so only 1 dock gets assigned per lot.

Dredging: No report

Easement: An Easement meeting was held on April 1, 2014 at 7pm. (see Public Session)

Encroachment: No report

Environment/Weeds: Kathy Straubel reported that she has not heard back from the DEP survey person, she will have to contact him again. Jim Jones asked Kathy to get back to Andrew Quirck in reference to environmental committee; Rob Burr reported that he has a contact for alternative septic systems who could present to the board. He'd like to have them present at the May meeting.

Entertainment: No report

Executive: No report

Insurance: No report

Legal: Dennis Decina mentioned that he has an update on the house on 74 Racetrack with the leaking oil tank. The bank managing company said they will test the soil if they receive a letter asking them to do so. John Veninger stated that we will have Tanya send a letter asking for remediation of the soil to the property owner/property manager. We will cc the town and the DEP.

Master Plan: Rob Burr reviewed what needs to be included on the master plan for each committee.

Parklands: Jim Jones reported that he will be meeting with Paul Guglielmo to discuss the bulkhead.

Publicity: no report

Security: Jason Horn reported that before May 1 the old barge will be removed from the beach and the buoys will be placed in the water.

Stumps: Jim Jones described that the barge was pulled out from the bottom of the lake. Gary Zielinski thinks there were a lot of pinholes in the floor of the barge. The motor was saved by Greenwood Lake Marina.

Township: Kathy Straubel reported that the DEP wants to meet with lake communities to discuss a dam emergency plan. At the April meeting of the Lakes committee, Kathy Coyman from the health department will be meeting with the committee. Kathy will check with Aquatic Analysts about having someone speak about algae control to the committee.

Weeds: No report

Ad hoc committees:

Storm drains: Julia Held told John Veninger that the retrofitting of the storm drains has been started, but been delayed by the weather. Julia will have the next quarterly report from the township, so she will attend the May meeting. Jim Jones stated that the town removed a tree in the process of the work for the retro fitting.

Independent audit committee: Jane Pojedinec reported that there will be a committee meeting on April 9. They will construct a letter detailing all of the issues and Jane will present this at the next board meeting.

New Business: none

A motion was made by Laura Nietzer and was seconded by Rob Burr to adjourn the meeting at 9:42pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.