

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
May 6, 2014**

**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	P	Pojedinec, Jane	P
		Straubel, Kathy	P	Decina, Dennis	A
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: 23pm by President John Veninger.

**Public Session:**

Bob Cardillo, from Alternative Septic Solutions presented to the board about his company that installs septic systems, often in difficult to access areas and lakefronts, etc.

Julia Held reported for the storm drain committee in reference to the storm drain site inspection of new sediment basin installations. Julia believes that the township had done a very good job before the snow set in this winter, and as well now in the spring. She mentioned that she was investigating the possibility of the township removing some silt from the lake, even though that was not part of the agreement. It was determined that another tree would have to be removed in order to take the silt out of the lake. The township did take a tree down on the parklands during the installation.

John Veninger asked Julia to discuss the possibility of the township using salt instead of grit next winter. John and Karen Sarnowski recommend that the Firehouse cove and Audubon storm drains need to be replaced next.

A motion was made by Rob Burr and seconded by Greg Martucci to approve the regular meeting minutes from April 1, 2014, as corrected.

11 yeas; 0 nos; 2 abstentions

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

Karen Sarnowski reported that there are 1174 paid Easement member and 475 paid POA members and 3 special and 5 tenants for a grand total of 1657 members at this time. Numbers are slightly down from last year at this point.

Karen also reported that we are having issues dealing with property foreclosures and easement dues that are past due. Due to this, Karen recommends that we include a by-law dealing with how to handle easement dues for foreclosed properties.

Additionally, there are six lakefront docks for which POA dues have not been paid. Security needs to confirm that the docks are still at their original location. If they are, then these properties will be sent to legal for collection. Also, ten docks will be able to be reassigned due to nonpayment of POA dues.

To date we have collected \$19,700 in past due fees, mostly from foreclosures.

The Barker family owes for last year's POA dues and late fees in the amount of \$150. They have complained that they are being assessed the late fees and asked for them to be forgiven. The board responded that we will require them to pay the dues and the late fee in total or relinquish their dock. We can offer them a payment plan, if that would help their situation.

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

Rob Burr reported that collections are on par with last year. All line items are where they should be for this time of year.

A motion was made by Karen Sarnowski and was seconded by Jane Pojedinec to approve the April 2014 financials.

12 yeas; 0 nos; 1 abstention

### **Correspondance**

John Veninger discussed a letter that was received from a concerned Nana. She is concerned about scrap wood by the dam and any liability that the POA may have if kids play with the wood. John asked that the scrap wood be cleaned up ASAP.

### **Unfinished Business:**

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

**Unpaved roads:** No new information

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

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** No report

**Beach:** Laura Nietzer reported that the beach will open on schedule. She has a question for the clubhouse committee about the toilets. Will they be functioning correctly for the beach season. Ken Bartyzel assured her that they would.

**Boathouse:** . No report

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

**Clubhouse:** Joe Ponzo communicated to the board that it is not possible to change the entrance and exit of the parking lot due to zoning restrictions. Tanya would like a drop box set up for bill payments. Gary Zielinski reported that he received an invoice stating that the trusses that are being ordered are not the right color, so he will have to address this with Barbarese construction.

**Computers:** No report

**Dams:** Jim Jones reported that they will regrade the area around the dam due to the ponding that occurs in that area.

**Docks:**

**Dredging:** No report

**Easement:** An Easement meeting was held on May 6, 2014 at 7pm. (see Public Session)

**Encroachment:** No report

**Environment/Weeds:** No report

**Entertainment:** No report

**Executive:** No report

**Insurance:** No report

**Legal:**

A motion was made by Laura Nietzer to go into executive session at 9:39pm. It was seconded by Rob Burr.

13 yeas; 0 nos; 0 abstentions

A motion was made by Laura Nietzer to leave executive session at 10:00pm. It was seconded by Rob Burr.

13 yeas; 0 nos; 0 abstentions

**Master Plan:** . No report

**Parklands:** .No report

**Publicity:** no report

**Security:** No report

**Stumps:** No report

**Township:** No report

**Weeds:** Rene Manzo reported via email that due to the heavy snow and ice this winter the weeds may not be as bad this year. Larry Kovar, with Aquatic Analysts, did a survey of the lake this past week.

**Ad hoc committees:**

**Storm drains:** See public session above for Julia Heldø's full report. Jim Jones expressed concern about the tree that was removed from parklands. Karen Sarnowski explained that she and Julia feel that they want to give the new people in the DPW a chance and not get caught up with dealing with the tree as a major issue. They would like to start out on a good footing with the new management since they seem to be going above and beyond for the UGL community. Karen recommends that we approve the work done on the storm drains, but ask for the unfinished curb in the overflow parking lot of the clubhouse to be completed at some time in the future.

A motion was made by Jim Jones and was seconded by Gary Zielinski to approve the storm drain installation in the Boathouse cove and Dover cove.

13 yeas; 0 nos; 0 abstentions

**Independent audit committee:** Jane Pojedinec reported on the audit committee report. A number of recommendations have been made by the committee. No money was found to be missing. Only accounting errors were found. The auditor audited against the bank statements, not the books. Therefore, the committee recommends a new accounting firm. John Veninger mentioned that all board members should process the recommendations and decide on their response at the next board meeting.

**New Business:** none

A motion was made by Jane Pojedinec and was seconded by Rob Burr to adjourn the meeting at 10:22pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.