

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
August 5, 2014**

ATTENDANCE:

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

Julia Held presented that the survey has been completed by the township in reference to the storm drains and the work will be started in the Fall. Maps have been completed for the upgrade.

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

10 yeas; 0 nos; 2 abstentions

A motion was made by Rob Burr and seconded by Greg Martucci to approve the public meeting minutes from June 14, 2014, as corrected.

7 yeas; 0 nos; 5 abstentions

Membership Secretary's Report:

Karen Sarnowski reported that there are 1417 paid Easement member and 588 paid POA members and 6 special and 15 tenants at this time. Numbers are up from last year at this point.

Dennis Decina brought up a question about what if someone buys a lakefront home in August, do they have to pay the POA dues in order to use the dock for the rest of the summer. It was debated that if the previous owner paid the dues that covers only the previous owner, not the new owner.. Dennis will work with Karen to determine how to handle this type of situation going forward.

Karen Sarnowski brought up an easement assessment on a house that was just bought. The board reduced the amount to approximately \$2400. Karen will sign an agreement stating this fact.

Treasurer's Report:

POA budget is doing better than projections.

POA actuals are in line , no concerns

Easement ó The collection of late fees and past dues has been above average.

Easement actuals at correct place for this time in the season.

Credit card payments are now being accepted for clubhouse rental.

A motion was made by Karen Sarnowski to approve the July financials. The motion was seconded by Jason Horn.

12 yeas 0 nos 0 abstentions

Correspondance

The owner of the 3rd island, next to the one the association owns, is having trouble with trespassers on his island. He has had people burning fires and shooting fireworks from his property. He is reaching out to the board for help with this issue.

Jason Horn suggested that we clean up the middle island which the association owns and install concrete picnic tables and docks to encourage people to spend time there and not on the private island.

We should acknowledge that the board is not responsible for trespassers on private property, but we will consider enhancing the association's island to encourage residents to use it.

Karen Sarnowski reported that she received an email from Tanya about the board sponsoring a resident's daughter's cheer team. The board doesn't want to set a precedent for supporting individual groups monetarily.

Rob relayed that Ted from the UGL volunteer ambulance corp. asked if a message from the ambulance corp. could be put on our board. It was decided this would not be appropriate due to setting a

precedent.

Unfinished Business:

Graffiti on township property: John Veninger would like some sandblasting or coating to be done to clean up graffiti on dam since it looks very unsightly. Karen Sarnowski will ask Tanya to get some estimates from contractors.

Unpaved roads: No new information

Review of Master Plan submissions: Jane Pojedinec will assist chairs in completing their master plan submissions.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: The third *Music Under the Stars* will be held August 16th

Beach: Laura Nietzer reported via email that the beach is doing well. Many activities are going on. Wednesday night ice cream social and Thursday night will be a movie on the beach.

Boathouse: . Rob Burr is collecting money from people storing trailers who have not paid at this time. If past due fees are not paid within 15 days the owner will not be allowed to keep their boat there next year. Rob will notify the appropriate residents.

By-Laws/Rules/Regs: No report

Clubhouse: Andy Fineman reported that repairs were done on the mensøroom floor. The refrigerator was recharged since it was not working correctly. A wedding party had to pay for ice and coolers due to the refrigerator not working, so the board approved returning \$100 to the renter.

Ken Bartyzel reported that there have been numerous power outages and the committee is considering the purchase of a generator.

It was brought up that Tanya would like a drop box installed for dues payments. The clubhouse committee will work with Tanya on getting this done.

Karen Sarnowski brought up that we should inspect under the clubhouse for additional rot that may be occurring in the floors. Also, Tanya has been trying to get the backup batteries for the emergency lighting, but has been unable to place the order due to the incompetence of the Granger supply

company. The board suggests that she find another supplier. Ken suggests Feldman in Paterson.

The committee needs to discuss getting another coffee pot due to the fact that one coffeepot has been stolen.

Computers: No report

Dams: No report

Docks: 661 Lakeshore has a floating dock tied to a rock. The barge will pick it up.

Dredging: Rob Burr needs to get files from Karen Sarnowski.

Easement: An Easement meeting was held on August 5, 2014 at 7pm. (see Public Session)

Encroachment: No report

Environment/Weeds: The wildlife committee met on July 17. A community clean up day is planned for November 16, 2014. Kathy Straubel and Jim Jones broached the idea of financing a fish survey. More discussion on this topic will be forthcoming. Additionally, the committee would like to link fish and wildlife data to the POA website. Possibly include a message board where residents can discuss wildlife sightings.

Entertainment: No report

Executive: No report

Insurance: No report.

Legal: No report

Master Plan: . The committee is still going through the information submitted. Jane Pojedinec will reach out to chairs that haven't submitted initial plans.

Parklands: Jim Jones asked about the progress on the drawdown. He is concerned that he will need an application for the state. He spoke with Paul Guglielmo about assisting on the bulkhead project. He was going to get some estimates on attaching steel sheets to bulkhead.

Publicity: Jane Pojedinec reported that she will have trouble getting a Fall newsletter out. Dennis Decina volunteered to help with the newsletter.

Security: Jason Horn reported that security has a new phone. The phone number is 201-264-6273. The police were supposed to come up on Sunday, but Jason cancelled due to the weather.

Stumps: Jim Jones reported that he bought a new pole saw for the association. Two staffers will be part-time workers on the barge pulling stumps, etc.

Karen Sarnowski mentioned that there was a complaint from a resident that the barge is parked at her dock.

Ed Igielski emailed that Campmor offers commercial life vests. He can get a discount when 6 are ordered. Jim will order 3 large and 3 extra large. Anyone working on the barge will be required to wear a life vest.

Township: No report

Weeds: No report

Ad hoc committees:

Storm drains: See public session

Independent audit committee: None

New Business: Jane Pojedinec checked out 26 Racetrack Rd. and there is indeed garbage all over the area. It could not be determined whose garbage it is. Greg Martucci will check out the area when he surveys it for docks.

A motion was made by Jane Pojedinec and was seconded by Rob Burr to adjourn the meeting at 9:31pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel for approval.