

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
September 9, 2014**

ATTENDANCE:

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

Public Session:

Matt Meckelberg presented information regarding his proposal for installing bat boxes around the lake as his Eagle Scout project. The board will give him the go-ahead to get us more details and move forward with the project.

Julia Held presented that designs for the next retrofit of storm drains have been presented for bids. They are of a circular design. The bids will go out to the town council next month. She also reported that a home on Sewell Road has installed a rather large bulkhead on what she thinks is parkland property. Jim Jones reported that he met with the contractor regarding this bulkhead and he approved it on condition of the installation of a fence and the replacement of any trees. Julia brought up the point that our easement dues pay taxes for some private lakefront property. She would like this discussed.

Jim Jones introduced Andrew Quirk as a new POA member and as a new prospect for a board member. Jane Pojedinec makes a motion to approve Andrew for a board member. Warren Colnaghi seconded the motion. Jason Horn made an official recommendation.

11 Yeas ; 0 nos ; 0 abstentions

A motion was made by Andy Fineman and seconded by Greg Martucci to approve the regular meeting minutes from August, 2014, as corrected.

7 yeas; 0 nos; 4 abstentions

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

5 yeas; 0 nos; 6 abstentions

Membership Secretary's Report:

Karen Sarnowski reported that there are 1426 paid Easement member and 624 paid POA members at this time.

A resident of Avon Rd. tore down the house and put in an application for an in ground pool. She found that the block and lot for that property is gone, which determined that it was merged with the adjoining property. She is now on the dock waiting list. A letter had been sent to her, but was returned by the post office. She called Karen numerous times on her business phone asking for information about her dock assignment. The deed states that the brother, 2 sisters and the parents all own the one piece of property.

Karen sent an email to her explaining that there is one dock already with that property. She can apply for a second dock for the property, but will not be assigned one until all dock assignments for the location are met.

Treasurer's Report:

POA is ahead of projections and the committee budgets are in line for the last quarter of the year.

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

Jason Horn mentioned that he believes we should allow the dues to be paid with credit cards. We can put an administration fee on the credit card usage, if necessary.

A motion was made by Karen Sarnowski to approve the August financials. The motion was seconded by Andy Fineman.

11 yeas 0 nos 0 abstentions

Correspondance

The Horowitz house has a tree down on parklands. Jim Jones will check it out.

A Sewell Rd. owner notified us that there will be a fence installed on his property.

The Living Word Church is altering their septic system. They should be notified that they must give us a plan to approve.

Tanya reported that the A/C in her office is not working. Also, the fence by the dumpster has been damaged.

Purple was determined to be the color for the stickers for next year.

Tanya asked to be able to post a link to a petition for financial equity for watershed property.

Unfinished Business:

Graffiti on township property:

Unpaved roads: No new information

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

Bulkhead: Jim Jones investigated the use of retaining walls; steel, etc. which are all driven into the earth. He thinks a lot of material will be wasted and will incur very high prices. He believes we should go with a concrete bulkhead. Jim has an engineered plan for this concrete bulkhead. We will have to use the plan to apply for the permit. So, there will be no drawdown this year since we can't get the permit till next year.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: The third *Music Under the Stars* was held August 16th. The Adult Halloween Party will be on November 1, 2014.

Beach: Laura Nietzer reported that the beach season went well this year. She is concerned about the salaries for next year due to raises and a slightly longer summer. A member broke her ankle on the

sidewalk outside the beach. Tanya will notify the insurance company even though the sidewalk is town property. Two swim platforms will be sold "as is" for \$1.00 to a local lake association. Laura suggested that we move the hot dog roast to the beginning of the summer, possibly Memorial Day weekend.

She also addressed the fact that we need an association credit card to alleviate board members having to lay out their own money.

Karen Sarnowski suggested a debit card being available to board members.

Boathouse: . Rob Burr reported that all occupants are paid up.

By-Laws/Rules/Regs: No report

Clubhouse: Gary Zielinski reported that on October 14 the Barbarese Construction Company will start replacing the beams. Jason Horn mentioned that the mens' bathroom wall is falling down.

Computers: No report

Dams: Ed Igielski will be attending a tabletop drill for the emergency action plan which is being run by the WM lakes committee. There is a biannual dam inspection coming up. Dennis Decina mentioned a local company who is willing to present to the board concerning graffiti-proof paint. Ed will be removing the graffiti on the valve house.

Docks: Karen Sarnowski reported that the committee will meet on Thursday and start assigning docks according to the waiting list.

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

Easement: An Easement meeting was held on September 9, 2014 at 7pm. (see Public Session)

Encroachment: No report

Environment/Weeds: The committee will look to move up the clean up date. Andrew Quirk asked about the 5 year DEP survey. Kathy Straubel will talk to Tanya about this.

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 spoke about the bulkhead issue that Julia Held brought up. Jim will speak to the property owner about the shed and pipe and adding plantings to soften the look of the wall.

Publicity: Ed Igielski explained that the hosting company took down the website without our knowledge. He will be working on this. Jane Podejinec is collecting “Did you know...?” information for the newsletter. Dennis Decina volunteered to put together the newsletter.

Security: Jason Horn reported that security is finished for the boating season.

Stumps: Ed Igielski delivered the life vests to Jim Jones for use on the barge. The barge is working and stumps are being pulled.

Township: No report

Weeds: Jim Jones mentioned that we should check in with Larry Kovar to see if treatments are necessary.

Ad hoc committees:

Storm drains: See public session

Independent audit committee: None

New Business:

A motion was made by Jane Pojedinec and was seconded by Jim Jones to adjourn the meeting at 10:21pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel