

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
October 7, 2014**

ATTENDANCE:

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

P= Present E = Excused A= Absent

Attorney Present: James Romer [X] yes [] no

With a quorum present, the meeting was called to order at 7: 18pm by President John Veninger.

Public Session:

Paul Nietzer spoke to the board in reference to information discussed at the lakes committee meetings. Due to the high cost of insurance, he suggests that all of the WM lakes come together to form a co-op using one insurance company in order to decrease the cost for all of us.

He also suggests that some WM lakes form a co-op using a single weed control company to decrease the cost of weed control. This will be discussed further by the board at a later date.

A motion was made by Laura Nietzer, seconded by Jane Pojedinec, to nominate the present executive board members to serve for another year.

No other nominations were made, so the present board will stand.

A motion was made by Rob Burr and seconded by Andy Fineman to approve the regular meeting

minutes from September, 2014, as corrected.

11 yeas; 0 nos; 2 abstentions

Membership Secretary's Report:

Karen Sarnowski reported that there are 1435 paid Easement member and 625 paid POA members at this time. The POA numbers are comparable to 2012 and the Easement numbers are slightly lower than previous years. Third letters for late notices have gone out. Karen has asked Tanya to look into a collection agency.

Treasurer's Report:

Rob Burr reported that all 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 and credit cards are being accepted for all payments.

A motion was made by Ken Bartyzel to approve the September financials. The motion was seconded by Rene Manzo.

14 yeas 0 nos 0 abstentions

Correspondance

A letter was received from 133 Point Breeze notifying the POA that there will be construction going on, but no details were provided.

A letter with a drawing was received from 141 Point Breeze Dr. They are planning a fence to be installed. The old fence in the drawing is on the parklands. We will need to address this issue. Jane Pojedinec will address this issue for the encroachment committee.

Unfinished Business:

Graffiti on township property: The valve house graffiti was removed.

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 Adult Halloween Party will be on November 1, 2014. All board members were urged to attend.

Beach: Laura Nietzer reported that the beach is being closed up at this point.

Boathouse: . Rob Burr reported that new contracts are out. Bushes are overgrown and need to be trimmed.

By-Laws/Rules/Regs: No report

Clubhouse: Andy Fineman reported that the dumpster fence will be replaced. Barbarese Construction Co. should be starting the column replacement soon. Andy will have them check the floors which were repaired to make sure all rot issues have been addressed.

An issue with the boy scouts using the clubhouse has come to the attention of the board. The board needs to be notified who is responsible for the group. They use a key to open the clubhouse for their meetings. Andy Fineman will address the situation.

Computers: No report

Dams: Ed Igielski attended a tabletop drill for the emergency action plan which was run by the WM lakes committee. Our plan was satisfactory.

Docks: Karen Sarnowski reported that the old Mountain Jug deli property owners are easement only members, but they pay the POA dues on the Mountain Jug dock. They have been docking their personal boat on the deli dock. Karen will speak to them in reference to docking their boat on the dock which is to be used as a special.

Dredging: Rob Burr needs to get files from Karen Sarnowski. John Veninger urged the dredging committee to determine whether any dredging will be able to be done next year.

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

Encroachment: No report

Environment/Weeds: The committee will meet on Wednesday, October 15 at 7pm.

Entertainment: Warren Colnaghi would like to assess the interest in having a board dinner on Friday, November 21, 2014. Board members should let him know at November's meeting.

Executive: John Veninger discussed the absence/excused policy. A board member should contact an executive board member to let them know that will not be able to attend in order to be considered excused.

Insurance: Warren Colnaghi will discuss the co-op possibility with Paul Nietzer.

Legal: A motion to go into executive session was made by Rob Burr and seconded by Karen Sarnowski at 8:50 pm.

14 yeas, 0 nos, 0 abstentions

A motion to leave executive session was made by Rob Burr and seconded by Jason Horn at 8:58 pm.

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 going forward with the concrete bulkhead. Paul Guglielmo suggested that a concrete bulkhead would entail a high cost of labor. He suggests a steel bulkhead. John Veninger suggested that an engineering company should be asked to come in and assess the area for the bulkhead.

The bulkhead on Dover Rd. will have some plantings added that will soften the look. The owner will be getting a survey to show that the shed is not on parklands. The same owner wants to have a deck repaired that is on parklands. The board's position is that if the deck is on parklands it should be removed.

A woman spoke to Jim about a bench on Firehouse Cove. The bench is being delivered this Thursday.

Publicity: Ed Igielski stated that the website is up and running. He is coordinating with Tanya in reference to the content.

Security: Jason Horn reported that a member took pictures of some illegal jet ski activity. He asked board members to view the photos to see if anyone could identify the people on the jet skis. No one could identify the people in the photos.

Stumps: Jim Jones reported that the barge will need to be removed in November.

Township: A tabletop dam drill was held this month as well as a presentation on bears by the fish and wildlife division.

Weeds: Rene Manzo will find out what is left in the budget for weeds.

Ad hoc committees:

Storm drains: No new information.

Independent audit committee: Jane Pojedinec will advise Jim Seussman that the website is up and the minutes are linked.

New Business:

Easement budget for 2015: Committee chairs need to have these numbers prepared before the next board meeting so they can be presented at the November public meeting.

Paul Guglielmo brought up the fact that the Moe Mt. fishing club members are powering their boats up onto their trailers on the ramp which is causing an excavation pit to form there.

A motion was made by Jane Pojedinec and was seconded by Jim Jones to adjourn the meeting at 9:36pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel