

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
February 3, 2015**

ATTENDANCE:

Bartyzel, Ken	E	Jones, Jim	P	Veninger, John	P
Burr, Rob	E				
Colnaghi, Warren	P	Manzo, Rene	E	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	E		
Horn, Jason	P	Sarnowski, Karen	P	Pojedinec, Jane	E
		Straubel, Kathy	P	Decina, Dennis	P
Igielski, Edward	A	Quirk, Andrew	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: 22pm by President John Veninger.

Public Session:

Julia Held reported that she saw Eric and he said that the engineer and the contractor have approved the design of the new sediment basins. They should all be done by the end of the year.

A motion was made by Kathy Straubel and seconded by Greg Martucci to approve the regular meeting minutes from January, 2015.

8 yeas; 0 nos; 2 abstentions

A motion was made by Greg Martucci and seconded by Karen Sarnowski to approve the regular meeting minutes from December, 2014.

9 yeas; 0 nos; 1 abstention

Membership Secretary's Report:

Karen Sarnowski reported that we have 20 paid easements and 6 POA memberships for a total of 26. POA + easement = \$412 + appropriate tax = \$440.84 for a special membership. Karen made a motion to approve the special membership for 2015, Andy Fineman seconded it.

10 yeas 0 nos 0 abstentions

36 Riverview owes back easement for 2002 -2014 due to the property that he bought last year. He would like to negotiate the amount down. The board decided to waive the interest and set up a payment plan to pay the back fees including interest going forward.

Jason Horn made a motion to allow the owner to waive the past interest and pay the back easement in full within 60 days, or set up a monthly payment plan including interest going forward. Gary Zielinski seconded.

10 Yeas 0 nos 0 abstentions

The owner of 5 Sewell bought 7 Sewall. He says he never got the 7 Sewall easement bill. He paid the 5 Sewall easement and then sold it. He owes \$62.71 in interest on the property he never paid for. He's asking us to waive this. Karen Sarnowski, as membership secretary, decided it would not be appropriate to waive the interest.

Tanya suggested a new membership type - teen membership. John Veninger suggested that we discuss this with Laura Nietzer, the beach chair.

Treasurer's Report:

Reports will be tabled until the March meeting due to Rob Burrø absence.

Karen Sarnowski made a motion to make a resolution to open an savings account at Bank of America and Hudson City Savings, Jason Horn seconded.

10 yeas, 0 abstentions, 0 nos

Correspondance

Dam safety notified us that we are overdue on our visual safety report submission. We have until 4/15 to submit.

A bill from our attorneys was received for \$650.00.

Schuman and Black, the accounting firm, needs a signed copy of an engagement letter. John Veninger will sign and send back.

An application for zoning at 125 Point Breeze Drive was forwarded to the board. A cantilever deck installation and knocking down of an existing garage are the proposed changes to the property. According to the survey, work is on his property, not easement.

A new septic was installed at 38 Patterson. There is no issue with the septic.

Unfinished Business:

Graffiti on township property: No new information

Unpaved roads: No new information

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

Bulkhead: Jim Jones received a bid for concrete construction of \$141,341. Jim has a contact who would be helpful in filling out forms applying for dredging and bulkhead construction. Jim has another bid out there that hasn't been received yet. He will also get a third quote. Redoing the boat ramp should also be included. John Veninger suggests that a general contractor be brought in to supervise the project when it gets done.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Comedy night will be held on Saturday, February 7, 2015. Tickets are still on sale.

Beach: no report.

Boathouse: . no report

By-Laws/Rules/Regs: No report

Clubhouse: Andy Fineman mentioned that there are some installations to be done including a changing table. Gary Zielinski explained that Barbarese will be ordering the materials for the beams. It was discussed that the sidewalks have not been being shoveled. John Veninger would like the contract to be pulled and checked to see if sidewalks are included. Tanya should add that video surveillance is in effect on the rental contract.

Computers: No report

Dams: No report

Docks: Tanya will send letters to 125 Point Breeze Dr. and residents on South Richfield Dr. about the use of bubblers being prohibited. Residents are responsible to mark the area surrounding the open water until the ice refreezes. Ed Igielski will be asked to send an email blast about bubblers and open ice.

Dredging: No report

Easement: An Easement meeting was held on February 3, 2015 at 7pm. (see Public Session)

Encroachment: No report

Environment: Next meeting will be February 17. Kathy Straubel will report about the fish forum. The Stream ambassadors program will be held on April 11 at the clubhouse.

Entertainment: no report

Executive: no report

Insurance: No report.

Legal: no report

Master Plan: . no report

Parklands: Jim Jones reported that he's concerned that the catch basin will not be installed in the firehouse cove parking lot in a timely manner or that it may have issues.

Publicity: no report

Newsletter: Dennis Decina passed around copies of the newsletter for the board to review. Dennis will send out a PDF for the board to review when it's completed.

Security: No report

Stumps: No report

Township: No report

Weeds: No report.

Ad hoc committees:

Storm drains: See public session

Independent audit committee: no report

New Business:

Volunteer luncheon ó Warren Colnaghi brought up that someone would like to use the clubhouse for a volunteer luncheon ó POA, fire department and ambulance corps. The clubhouse committee will discuss and review the dates and come to a decision.

A motion was made by Warren Colnaghi and was seconded by Karen Sarnowski to adjourn the meeting at 10:04pm.

Approved by acclamation.

Respectfully submitted by Kathy Straubel