

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
May 5, 2015**

**ATTENDANCE:**

Bartyzel, Ken	E	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	E	Sarnowski, Karen	E	Pojedinec, Jane	E
		Straubel, Kathy	P	Decina, Dennis	P
Igielski, Edward	E	Quirk, Andrew	P	Donoghue, Paul	P
				Martucci, Greg	P

**P= Present      E = Excused      A= Absent      P\*present via Skype**

Attorney Present: James Romer     yes     no

With a quorum present, the meeting was called to order at 7: 21pm by John Veninger.

**Public Session:**

A resident stated that his neighbor is breaking easement rules by having a fence on parklands and moving his dock illegally. He will email pictures to Tanya.

A motion was made by Laura Nietzer and seconded by Rob Burr to approve the regular meeting minutes for April, 2015.

9 yeas; 0 nos; 3 abstentions

## **Correspondance:**

A resident notified us that they will be putting a deck on their house. They reside on Yearling Trail.

A zoning permit was issued to 10 Passaic Dr. to add a deck. This should be no problem.

A notification that 51 Landing has applied to remediate their septic system was received. John Veninger will have Tanya check out parklands area around this location so we know that they are not encroaching on parklands.

A notification as received that a residence is getting zoned to use the home on Point Breeze Dr. as a professional home office.

Ken Bartyzel notified John Veninger that he has resigned from the board. Ed Igielski has also notified John that he has resigned from the board.

Dennis Decina contacted the sign company and they will reattach the year sign to the UGL sign across from Utopia Deli.

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

John Veninger reported for Karen Sarnowski that we have 1176 paid easements and 488 POA memberships for a total of 1664. There are 11 double docks, 4 tenants and 4 specials. These numbers are in line with last year at this time.

## **Treasurer's Report:**

Rob Burr reported that the percentages of spend are not out of line at this point on the easement.

A discussion ensued about raising the POA dues due to expenses for the beach and the clubhouse. John Veninger stated that we need to justify any increase that we propose. Clubhouse and beach chairs need to come to the June meeting with hard numbers of what they will need over the next few years. We are considering proposing a \$25 increase to the POA dues.

Paul Donoghue expressed concern about the rationale for opening additional accounts instead of CDARS. Rob stated that he will check into this.

Paul Donoghue made a motion to accept the April financials; Laura Nietzer seconded it.

11 Yeas nos 1 abstention

## **Unfinished Business:**

**Graffiti on township property:** Dennis Decina will work with Andrew Quirk on this.

**Unpaved roads:** No new information

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

**Bulkhead:** Jim Jones spoke to the engineer about adding a boat ramp extension onto the plan. Jim received four bids for the bulkhead. One contractor pulled his bid. One bid is for \$354,376; one is for \$170,800 and one is for \$149,350, all of these are poured concrete. For a stacked block one the quote was \$129,000. Jim has a concern about the longevity of the stacked blocks. Rob Burr will assist Jim with deciding on which bid will be accepted.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** Kathy Straubel reported that the next upcoming activities are:

June 5<sup>th</sup> ó first movie night

June 13<sup>th</sup> ó first music under the stars

Fireworks deposit has been cut, contract signed and Tanya will contact neighbors.

**Beach:** Laura Nietzer reported that hot dog roast will be on July 18, 2015. Beach will open on May 23, 2015.

**Boathouse:** Rob Burr has bids for replacement garage doors, but they are not heavy duty and he doesn't want to go with them. A proposal was received from Pest Patrol for extermination that Rob would like to review and possibly accept.

A boat owner who stores his boat in the boathouse contacted the office to let us know that there was damage done to his boat. There is a waiver that people sign in the contract that absolves us of any

liability. Dennis Decina proposed that we have a part-time employee oversee boats being moved in and out. This will be our response to the boat owner.

**By-Laws/Rules/Regs:** Paul Donoghue reported that the committee has some ideas on tenants. They would want to put a process in place where the landlord would be the one that pays us the fees and they retain liability.

**Clubhouse:** Gary Zielinski reported that the materials for the beam replacement have been delivered and the poles have been installed. Gary volunteered to be the clubhouse chairman. Rene Manzo will co-chair.

**Computers:** No report

**Dams:** Andrew Quirk reported that Ed Igielski is assisting him in transitioning. Ed will assist with the first drawdown.

**Docks:** Jim Jones mentioned that he has been contacted by residents who would like the barge to help lift their tilted docks. There will have to be a hold harmless agreement. Jim would set a criteria as to which docks can be addressed.

Jim Jones made a motion that upon request we assist in dock repair with the usage of the barge on a case by case basis, seconded by Andy Fineman

6 Yeas 5 nos 0 abstentions

**Dredging:** No report

**Easement:** An Easement meeting was held on May 5, 2015 at 7pm. (see Public Session)

**Encroachment:** John Veninger reported on an encroachment on Point Breeze. A large patio was added which is possibly on parklands. This needs to be investigated.

**Environment:** Andrew Quirk reported that the environmental committee participated in a stream assessment and the streams coming into the lake are very healthy. Kathy Straubel reported that the Spring clean-up was a success.

**Entertainment:** no report

**Executive:** no report

**Insurance:** no report

**Legal:** no report

**Master Plan:** Jane Pojedinec is still missing write-ups from some committee chairs.

**Parklands:** Jim Jones reported that there will be a BBQ built on the middle island as well as a dock. Julia Held resigned from taking care of the firehouse garden, but Elsa will now be taking care of it.

**Publicity:** Dennis Decina discussed the benefit of having a history section on the website.

**Newsletter:** No report

**Security:** No report

**Stumps:** Jim Jones reported that the barges are in the lake. The motor needs to be put on the barge. Rene Manzo will do this. Jim would like to have the christening after the public meeting on June 13

**Township:** No report

**Weeds:** The lake will be treated with Sonar soon.

**Ad hoc committees:**

**Storm drains:** Drain retrofitting will be starting at firehouse cove soon.

**Independent audit committee:** Rob Burr and Tanya will meet with a different accounting company to see if they can do better than our present firm.

**New Business:** No report

A motion was made by Andy Fineman and was seconded by Kathy Straubel to adjourn the meeting at 10:07pm.

Approved by acclamation.

Finalized minutes respectfully submitted by Kathy Straubel