

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
July 7, 2015**

ATTENDANCE:

| | | | | | |
|------------------|---|-----------------|---|------------------|---|
| Burr, Rob | P | Jones, Jim | P | Sarnowski, Karen | P |
| Colnaghi, Warren | P | Martucci, Greg | E | Straubel, Kathy | E |
| Donoghue, Paul | P | Manzo, Rene | A | Veninger, John | P |
| Decina, Denis | P | Nietzer, Laura | P | Zielinski, Gary | P |
| Fineman, Andy | E | Pojedinec, Jane | A | | |
| Horn, Jason | P | Quirk, Andrew | 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:

Two UGL residents attended the Public Session to bring The Board's attention to a feasibility study being done by West Milford concerning a possible ATV park near to their property on Banker Road

Correspondence

Notification was received from residents at 53 Landing Road that they intend to build a deck.
A letter was received from Insurance Company notifying us of payment on a claim for damages to a boat in storage in the Old Firehouse.

Membership Secretary's Report:

Karen Sarnowski reported that our POA numbers are exactly the same YTD at 604 including Specials. Easements number is significantly down from the same time last year, 1327 compared to 1354 (2014).

An attorney to help with collection has not been appointed, but Tanya has been very successful in collecting money during the foreclosure process

Treasurer's Report:

Robb Burr selected the most salient points from the Independent Auditor's Report, Schulman Black and Katz LLP, Certified Public Accountants. It was a generally favorable report. Work will need to be done estimating likely future major repairs and replacement costs in all areas.

Concentration of Credit Risk was discussed and Lakeland Bank Agreements for CEDAR/ICI were signed and witnessed (and stamped) by Jim Romer.

Rob Burr commented that actual and allowable spending amounts are acceptable at this stage of the year.

Laura Nietzer proposed and Jason Horn seconded a motion to accept the Audit report.

8 yeas; 0 noes; 0 abstentions

Karen Sarnowski proposed and Jason Horn seconded a motion to accept the June 30th 2015 Treasurer's Financial Report

8 yeas; 0 noes; 0 abstentions

Unfinished Business:

Graffiti on township property: Township liaison to work on this.

Unpaved roads: No new information

Review of Master Plan submissions: no report.

Bulkhead: Karen Sarnowski has begun the process of obtaining the necessary permits, but the process may have changed from that in the past and she has had varying information from Depts. of Flood Hazard and Highlands Council. She will continue to pursue and also discuss with West Milford Township. A structural Engineer may be required. During discussions it became apparent that the State has changed its terminology regarding de-silting and dredging and no longer uses the former term.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Karen Sarnowski stated that the next Music under the Stars night will be held on Saturday, July 11th. Board members were encouraged to attend and to also seek out new volunteers to assist with running the event including cooking.

Beach: Laura Nietzer reported that a new freezer at a discounted price was acquired. Beach activities are going well with only one write-up so far. Ice cream socials are taking place on Wednesdays at 6pm. Hot dog roast will be July 19th 12-4pm. There will not be any swim races this year.

Jim Jones was congratulated for his very successful 18th consecutive year of running the Fishing Derby. The poor weather caused many additional phone calls and work until the event was delayed a few hours. Nevertheless, the event was again very popular and successful, and Moe Mountain Bass Fishing Club again volunteered their time and efforts and took out 10 children on boats. Five species of fish were caught, including Bass, Pickerel and Crappy. The "Lunker" weighed in at 4.5 lbs.

Boathouse: Robb Burr reported that two proposals for new heavy duty doors have been received and one more is pending. Jim Jones offered to help in the process.

By-Laws/Rules/Regs: No report, but all Board members were asked to come to the next meeting fully acquainted with the previously supplied material.

Clubhouse: Gary Zielinski is investigating high efficiency commercial refrigerators as the current refrigerator is defective and has broken down during rental periods. Removal of the present one was discussed.

A motion was made by Laura Nietzer and seconded by Dennis Decina to purchase a new unit, cost not to exceed \$3,200 including removal of current refrigerator.
9 yeas; 0 noes; 0 abstentions

The panic doors will be repaired. Work to improve heating during the winter in the Office was done and operates well. The heating in the bathrooms is inadequate and remedies are being investigated. John Veninger asked the Clubhouse Committee to prepare information, with prioritizations, on the likely expense of repairs and/or replacing items during the next 6, 12 and 18 month periods. A sketch of the proposed alterations to the Clubhouse entrance was also requested.

Computers: No report

Dams: Andrew Quirk reported that he had painted two test areas with anti-graffiti paint (AG111) and will continue to research other products. It is hoped to gather a group of volunteers to paint the spillway area during low water levels in the fall and probably the overtopping wall in the spring 2016.

Andrew met with Jerry Cross at the dam to discuss the remaining recommendations of his report. He asked for a topographical survey of the southeast corner of the Lake due to concerns of altered elevations the last time the Township repaved Lakeshore Drive South. John reported that the elevation did not change due to urgent intervention by the Board at the time of the work.

Jerry Cross agreed that periodic photographs with measuring sticks will be satisfactory to monitor the size of the current cracks. The absence of the trash rack was discussed and the future need for a licensed diver to provide a report, and a report on the condition of the operator and plate by the Rodney Hunt Company were noted. The final points on the report regarding required maintenance of the dam will be achieved in a "Downstream Face Maintenance and Improvement Scheme" whereby rocks from the existing slope will be moved to become required upstream riprap. Measures to further prevent soil erosion, burrowing of vermin, sinkholes, and improve assessment and dam security will be included. Two proposals have been received and more will be sought. Proposals for electrical work to provide power, lighting and installation of a security camera will also be obtained.

Docks: Karen Sarnowski reported that assignments have been made on 16 applications from 2014 and 5 from 2015. It is hoped to be able in the future to assign docks as applications are received. Some new dock assignees were not previous POA members. Arrears letters will be mailed next week. Jim Jones reported that he will install a floating dock on the middle Island off Witte Road and that he would like to see the Association moving towards a uniform type of dock throughout the Lake.

Dredging: No report

Easement: An Easement meeting was held today at 7pm. (see Public Session)

Encroachment: No report

Environment: No report

Entertainment: No report

Executive: No report

Insurance: No report.

Legal: No report

Master Plan: No report

Parklands: Jim Jones reported that he is working through a list of trees that need attention and that he has one proposal for work on the Old Firehouse Parking Lot. Various locations were discussed for a dock for the barges. A resident on Point Breeze refused to sign for a letter sent to him concerning a patio that is on Parklands. The house is now for sale so the listing Realtor and Broker will be informed of the need to remove the patio.

Publicity: no report

Newsletter: no report

Security: One prop has been damaged on the security boat. Red flag when towing needs to be re-enforced. West Milford will again patrol during the summer. Dennis Decina suggested that a "Quick Checklist" of the most important rules be mailed each year with the annual fees.

Stumps: Employees and Volunteers will be reminded to wear the recently purchased Life Vests whilst working on the barge.

Township: Laura Nietzer reported that Septic systems and stream assessments were discussed at a recent meeting

Weeds; Karen Sarnowski reported that the swim lanes and an area on Point Breeze have been treated. Reeds are becoming prominent in Firehouse Cove.

Ad hoc committees:

Storm drains: no report

Independent audit committee: no report

New Business :

Laura Nietzer reminded the Board that a previous motion to increase POA fees had been passed. She then proposed a motion to rescind it. Robb Burr seconded it.

8 yeas; 0 noes; 1 abstention

Paul Donohue will investigate whether money is available from land preservation funds

A motion was made by Dennis Decina and seconded by Robb Burr to adjourn the meeting at 10:24pm.

Approved by acclamation.

Respectfully submitted by Andrew Quirk