

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
April 11, 2023**

Attendance

Becker, Heather	P	Jones, Jim	E	Tonnessen, Linda	P
Culhane, Margie	P	Manzo, Rene	P	Zielinski, Gary	P
Cytowicz, Will	P	Morrison, Debra	P		
Engleman, Lauren	P	Nicosia, Jessica	E	Open seat	
Giannantonio, Anthony	E	Nietzer, Laura	P	Open seat	
Gianniotis, Terry	P	Quirk, Andrew	P	Open seat	
Grayson, Doug	E	Sarnowski, Karen	E	Open seat	

P = Present E = Excused A = Absent R* = Remote – non-voting/quorum

Attorney Present – James Romer Y/N

Public Session:

1. Dan Banker, a new property owner from the Castle Rock area, addressed the Board. His realtor had stated the house had lake access. He made his payment to the office and it was returned, so he called our office and that’s when he learned that his house is **not** in the easement and he does not have lake access. He is quite upset with his realtor.

2. Ken Hall informed the Board that the State of New Jersey will be implementing a law requiring kayakers to wear an approved PFD and not just have one on board. He also requested a UGLPOA rule that those on paddleboards must wear a PFD and not just have one on board, commenting that is very hard to put one on while in the water, especially when exhausted. He also offered the following reminders:

-Last year a kayaker drowned at Monksville, and there was a near-drowning here near the Clubhouse when a member could not climb back onto a SUP after falling off.

-If you are in a boat less than 21 feet in length and it's between **November 1** and **May 1** you must wear a life jacket, regardless of age, because of cold water immersion.

-Kayaks must have running lights if used between sunset and sunrise or in periods of restricted visibility.

-It is illegal to operate a PWC at night or install running lights on them.

-People who sell their boats should inform the POA. There have been instances of boaters trespassing on UGL under the previous owner’s registration and sticker.

With a quorum present, the meeting was called to order at 6:47pm by President Terry Gianniotis.

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1. Paul Donoghue has resigned from the Board. The Board thanks Paul for his many contributions and years of dedication to our lake. He will be greatly missed.
2. Drawdowns are scheduled for every five years, so the next one will be 2026 for dredging and bulkhead work. The Bulkhead Committee is looking for volunteers to help with the anticipated extra work that year.
3. Unused boats and other vehicles that collect mold and water will result in unwanted mosquitos. Please remediate these situations, especially on Parklands.
4. Residents are reminded that overnight parking at the old firehouse is not allowed and interferes with our easement members' use of the area.
5. Warwick Turnpike bridge repair between ML and UML update - will be closed for an extended period of time in 2024 or 2025. No other information available yet.

A motion was made at 7:12pm to move to Executive Session by Laura Nietzer, seconded by Debra Morrison.

In Favor 10 Abstentions 0 Opposed 0

A motion was made at 7:30pm to exit Executive Session by Will Cytowicz, seconded by Laura Nietzer.

In Favor 10 Abstentions 0 Opposed 0

Bylaws and Rules & Regulations Discussion:

Laura Nietzer reported on some of the proposed changes/updates suggested by various board members, and extensive discussion was had. A reminder that the final proposed changes will be made public and voted on at the UGLPOA public meeting in August.

A motion was made at 8:30pm to amend the Rules & Regulations to require all kayakers and SUP users to wear a properly fitted United States Coast Guard approved PFD whilst on the lake by Andrew Quirk, seconded by Laura Nietzer.

In Favor 10 Abstentions 0 Opposed 0

Correspondence:

1. 11-13 Upper Greenwood Lake Road – notification of downed tree.

Membership Secretary Report:

No report this month.

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Treasurer's Report:

Financials approval deferred to next month.

A reminder on process around expenditures: All purchases of \$2K+ must be approved by the Executive Committee. This approval will happen through the normal process if paid for via check (through the office). If done via personal reimbursement, approval is required ahead of time. All purchases of \$5K+ require board approval. Expenses \$2K+ require bids from at least 2 suppliers.

Committee Reports:

A) Activities: Heather Becker

Breakfast with Bunny was a huge success with over 100 + attendees!! So many smiling faces from the children and parents! The volunteers put in long hours to make this event possible and a special thank you for all their hard work and dedication. vent wouldn't be possible without them.

B) Beach: Linda Tonnessen

Beach sand estimates were received and reviewed.

C) Boathouse: no report

D) Clubhouse: no report

E) Dam: no report

F) Bylaws, Rules & Regulations:

Laura Nietzer has taken over the collection of recommended revisions and will be organizing them for board discussion.

G) Docks:

A motion was made at 8:42pm to approve a two-foot extension for the Kunert dock on Sewell Road by Rene Manzo, seconded by Debra Morrison.

In Favor 10 Abstentions 0 Opposed 0

H) Dredging: no report

I) Easement: no report

J) Entertainment: no report

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K) Environmental: Andrew Quirk

The Committee is very pleased to announce that UGLPOA has been selected from 33 applicants to be one of five lakes in the State to be part of New Jersey Center for Water Science and Technology, Montclair State University's Traveling HAB Lab :Citizen Science Program. We have had two training sessions and four members of the Committee have identified their roles and GPS coordinates will be provided for five sampling sites.

The Chair of the Committee would like the Board to discuss a proposal that POA membership only be granted upon submission each year of a Township permit no older than 3 years that states that the Easement holder had their septic pumped. Discussions took place with Mark Mora at the Health Department on OPRA submissions by the Board to find out if properties have pumped. The idea is that we would start with Lakefront and Lake adjacent properties. Block 2501-1 was found not to have pumped since February 2016. No action taken and the Board will revisit the subject.

Reminder that the Townwide Clean-up Day is on Earth Day, April 22nd.

L) Insurance: no report

M) Legal: CONFIDENTIAL – for executive session

N) Master Plan: no report

O) Parklands: Jim Jones

We purchased a new tool for the barge, the rotating grapple. This should allow us better access to trees and stumps that need to be removed from the lake after a winter that brought down a lot of branches and trees.

The barge is now in the water and we had a short list of downed trees reported by homeowners that needed to be removed from parklands and docks, which has largely been completed. Jim removed trees on UGL road, Passaic, Laramie, Witte, and in Sewell Cove.

The last downed tree that needs removal is across from 98 Racetrack. This also requires a dead tree be removed, so Barbaris has this project on the schedule and it should be completed soon. There is one more report of a dead tree needing removal on Milton Ct. The homeowner has been informed that we'll keep an eye on this as leaves come in so we can see if it really needs to come down.

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Bulkheads:

Encroachments:

Will has been in contact with Mike Gerst from zoning. There has been no response to the certified letters sent to the adjacent neighbors by Karen last November. Committee is investigating options for removal of the abandoned vehicles on Parklands on Riverside. The area has been targeted to begin clean-up on WM Beautification Day, Saturday April 22nd.

P) Publicity & Public Relations: no report

Q) Security: Laura Nietzer

The boat is going in this week with buoys to follow. A couple security people have left, so Ken is doing a search. To those who request buoys: their replacement is restricted and determined by the State, so please be understanding when we cannot be helpful with this.

R) Stumps: no report

S) Weeds: Rene Manzo

Easement property for electrical service for Audubon cove was surveyed and marked. Met with contractor who will meet with Rockland electric rep. May try and run circulation pump temporarily from nearby homeowner.

T) Ad Hoc Committees:

West Milford Lakes Association: Andrew Quirk, representative
Ed Steines was the guest and reported on DPW and OEM matters.

The director said that because of such a mild winter, little salt had to be applied to Township roads this year. He added that grits this year were applied only in the Upper Greenwood Lake area. He is currently working on a schedule for the cleaning of catch basins and storm drains.

Councilwoman Marilyn Lichtenberg informed the committee that Pinecliff Lake recently adopted new rules for the rental of homes through AirBnB. Only five Pinecliff Lake residences will be permitted to rent out their homes this year. Except for Mt. Glen Lake which now prohibits the rental of homes through AirBnB, no other lakes in the WM Lakes Committee have taken such action.

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NJCOLA:

Thomas Conway of Cupsaw Lake spoke about Canada Geese control methods. He reported that geese and goslings may nest up to two miles from a lake and walk to it when old enough.

Richard Carlson presented on Bathing code and regulations, and NJ State Troopers reported on waterfront safety concerns.

UGL Environmental Management Task Force (UEMTF): no report

A motion to adjourn was made at 9:07pm by Debra Morrison, seconded by Will Cytowicz. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary