

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL EASEMENT BUDGET MEETING MINUTES
November 6, 2022**

Attendance

Becker, Heather	P	Jones, Jim	P	Quirk, Andrew	P
Culhane, Margie	P	Klimek, Kylie	E	Sarnowski, Karen	P
Donoghue, Paul	E	Manzo, Rene	E	Zielinski, Gary	P
Engleman, Lauren	P	Morrison, Debra	P		
Grayson, Doug	E	Nicosia, Jessica	P	Open seat	
Giannantonio, Anthony	E	Nietzer, Laura	P	Open seat	
Gianniotis, Terry	P	Pyle, Selena	E	Open seat	

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

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 10:12am by Terry Gianniotis.

Members attending: 29

PLEDGE OF ALLEGIANCE

WELCOME REMARKS by President Terry Gianniotis

- We successfully birthed another eaglet this year
- There are a new record number of members this year
- The fireworks were phenomenal and keep getting better. Keep in mind that if the eagles nest again in 2023, we may have to move the fireworks later in the summer again
- Shout out to the Activities Committee chair and members for exceptional events this year, with still more to come
- Please consider volunteering in any capacity, there is always a need and we have many committees/projects that might appeal to you
- Between the hot summer and drought conditions, the lake was substantially lower this summer, so a word of caution about boating during those times
- New software for the office was voted on last year which will give us modern tools to help with finances, membership, etc... we are dealing with a few glitches but the project is proceeding
- Jim Jones commented that he visited many local bodies of water that were green and ours was the cleanest ever. We had good clarity while dealing with limited volume.

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A reminder that the beginning of each monthly board meeting is dedicated to Easement, so please come in, you don't have to have a problem, you can come for any reason. Better communication is important to us and suggestions are always welcome.

2023 BUDGET PRESENTATION AND VOTING

Description of the ballot and voting process

Ballot Counters: – Linda Tonnessen and Zorin Vukasovic

Vote results:

Budget B passed with 75 In Favor out of 84 ballots. Easement Fee for 2023 will be \$247.97.

COMMITTEE REPORTS

Security: Laura Nietzer introduced herself, described the role of our Security team, and discussed safety. Introduced Ken Hall for his comments.

Ken was pleased to report that we had a good summer, however the kayaker drowning in Monksville highlights his request that people wear lifejackets on kayaks and SUPs and not just have them on board (as required by state law).

In the winter there are no official statements about ice safety. That is because we can have 2 ft of ice and still have open water too: no ice is ever safe ice.

ATVs and snowmobiles must meet state laws and be licensed and insured. In winter you must wear a type 3 life vest while driving on the lake. Two wheelers not allowed on the ice by state law. We must abide by New Jersey state laws 365/24/7. Security does not regularly patrol, but they will go out and check for illegal fishing. You must have a landowner with you to be on the lake. Call WMPD if you see problems since they can cite for infractions if they are here.

This is a time of year when boats and waverunners get sold. Be sure to notify the office if you sell your boat or jetski. Some people sold to non-residents last winter and those non-residents were trespassing on the lake this summer. They were not in our database so we couldn't find them. Please let office know if you sell your boat.

Treasurer's Report: Jess commented that we didn't have a Treasurer for several years, though Paul Donoghue was providing his assistance during that time. She has been

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Treasurer for about one year now. The good news is that we are catching up on the audit schedule, and the 2021 audit will likely be approved on Tuesday at the Board Meeting, so we can then post it on our website later in the week. She has worked on getting improved service from our audit company and hopes to be on a better schedule going forward.

There are funds in the budget for most line items. It was an inspection year for the dam so that is a bit over. Regarding cash reserves on hand for Easement, the regular business practice is to have 1.5-2 years for safety. We are just below 1.5 now so Jess is keeping eye on it, especially with recession concerns for next year. As we get a better cushion, we'll be able to use reserves for some projects. Another prudent year coming up will get us there.

Parklands & Stumps: Jim Jones gave a brief history of lake, why we still have stumps, and what their impact is on lake activities. He discussed drawdown years and how the stump budget evolved. Now the committee is mostly doing maintenance: removing floaters, keeping navigational avenues clear, and dealing with trees falling into lake. About one half of those trees come from Parklands, so there is crossover between the two committees.

A new motor for crane on the barge was finally installed (after many supply-chain delays), and we have a smaller motor in storage for backup. The barge is now used more for tree removal than stumps, and lots of the trees are ones that can only be reached by water now. He will be making an attachment to deal with lyngbya (which makes a mat of weeds like a heavy carpet). Parklands also involves groundskeeping and landscaping in higher profile areas like the Clubhouse.

Leaves on your property -- please don't put them in the lake. We had calls in the spring about landscapers throwing leaves in the lake. Please talk to your contractors about proper disposal.

Dam: Andrew reported that the dam inspection report is available. It passed with no problem. We have one every two years. We get a lot of assistance with this from the Barbaris company, so please thank them when you see them around the lake.

Environmental: Some of our duties are: 1. Water quality 2. Erosion and runoff 3. Storm drain operation and cleaning 4. Geese control 5. Monitoring wildlife. We maintain close

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contact with town and county authorities. You can help with keeping algae blooms out... clean up properties, clean storm drains, be vigilant.

An invertebrate stream assessment was done, counting the number and types of larvae, and the score was excellent this year. The Boy Scouts assisted.

In a bald eagle study done by Conserve Wildlife Fund of New Jersey, we were one of 222 nests in the State that produced 296 fledglings. Thanks to Karen Sarnowski who set up the protocols and operations we have followed.

Water quality was excellent this year. We took photos of all 94 of the outflows into the lake. The Town wants you to "adopt a storm drain." See Andrew for the map of ones in your vicinity. Just remember that everything you see on the street will end up in our lake. Control erosion on your property. Take leaves away. Prevent algae blooms. Dog feces is one of the worst things. Please clean up after your dogs.

Nov. 19th will be the next lake cleanup. Please meet at 9am at the Pavilion, supplies provided. You can also contact the office to sign up. A Blueberry Island cleanup will be scheduled separately.

West Milford Lakes Commission: Princeton Hydro has completed a town lake survey to be presented to the Highlands Council with recommended projects that could be eligible for grant money.

Fireworks litter and contaminants were displayed and Andrew cited from a New Hampshire study about what chemicals were present. Regarding private fireworks disturbances, please call the WMPD. Comment about fewer geese on the lake, which Andrew attributes to our spring egg addling program.

Membership: Easement payments are high, but in the last 4 years we have lost 47 properties, changing the total from 2053 to 2006. We lose these properties from our rolls because of tax foreclosures. The town holds them, then sells them, and the first right of refusal goes to adjacent neighbors. When they buy them, we no longer get the easement fees. Property adjacent to the parklands and the lake, we try to purchase for the Easement, for example Blueberry Island.

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UGL Easement Historic Payments and Collections 2018-2022				
10/31/2022				
Annual Easement Mtg Report-11/6/2022				
YEAR	Properties Budget	Current Year Easement Collections	Past Years Collections Legal & Non Legal	Total Budget Collection
2018	2,053	78%	\$ 79,323.11	97%
2019	2,037	77%	\$ 125,452.42	107%
2020	2,034	78%	\$ 104,129.27	101%
2021	2,020	80%	\$ 111,999.55	104.50%
2022	2,015	80%	\$ 94,992.87	99.80%
10/31/2021			\$ 96,246.00	
2023	2005			
<p>Currently, we have a total of 88 more property owners paying Easement this year than we did a year ago. That is certainly remarkable, considering that our property numbers have fallen by 20 since the beginning of 2021. And given the rough economy that we have been experiencing with inflation this year it is totally amazing and an atypical trend for UGL.</p>				
<p>Our last notice for payment of Easement Fees will be going out this week.</p>				

stats as of

Legal:

1. 111/115 Point Breeze Drive

The easement holders approved the Association spending up to \$10,000 for legal action regarding 111/115 Point Breeze Drive at the November 2021 public easement budget meeting. The matter concerns the construction of a bulkhead, infill of parklands, and blockage of access to parklands. Before the Board initiated legal action, the owners of 111/115 Point Breeze Drive filed suit against the Association on March 29, 2022. Our insurance carrier has assigned legal counsel to represent the Association. The Association also filed a counterclaim to have the wall and fill removed, and to restore access to parklands. The discovery process is ongoing. No settlement conferences or trial dates have been scheduled yet.

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2. Boating Accident and Drowning 8/21/2020

The estate of the person who drowned on 8/21/20 in a boating accident named the UGLPOA as one of the defendants in a wrongful death action. The lawsuit was filed in August of 2022. Discovery has not taken place in this matter. Our insurance carrier has assigned legal counsel to represent us.

Public Relations: Chair Lauren Engleman introduced herself and gave an update on our sign at Warwick Turnpike. She is also working on consolidating our social media accounts and scheduling regular updates. Don't forget to sign up for eBlasts from the office. There are still club sports tshirts available. This summer we had eight weeks of horseshoes, cornhole, and volleyball. It was a very popular community event.

Activities: Heather reminds everyone that the committee meets the third Thursday of every month at 6pm at the Clubhouse. You can volunteer for one thing, or many things, depending on your interests. We have started a new book club meeting the first Thursday of the month. Our next book is American Dirt for December 1st. Two more vendor fairs are planned for 2023, plus many of our usual events like Comedy Night and UGL Day.

The meeting was adjourned by Terry Gianniotis at 11:15am.

Respectfully Submitted,

Margie Culhane, Secretary

Attachments:

Meeting Agenda

Proposed Budget with comments

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November 6, 2022, Annual Easement Budget Meeting Agenda*

Call meeting to order 10:00 AM

- Pledge of Allegiance
- Easement Chair Welcome
- Committee Reports:
 - Membership Secretary
 - Parklands
 - Stumps
 - Dam
 - Weeds
 - Security
 - Environmental
 - Insurance
 - Dredging
- 2023 Budget presentation
 - Voting instructions
 - Appointment of 2 ballot counters
 - Voting
- General Questions
- Adjourn Meeting

*Note: the order was changed after the Agenda had been printed due to our Treasurer having to leave the meeting earlier than planned. Budget and voting went ahead of the Committee Reports. MC

