

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
January 10, 2017**

ATTENDANCE:

		Jones, Jim	P	Veninger, John	P
Burr, Rob	E				
Colnaghi, Warren	E	Manzo, Rene	E	Zielinski, Gary	P
Patton, Jim	P	Nietzer, Laura	P		
		Sarnowski, Karen	P	Rees, Ginny	E
Marino, Joseph	P	Straubel, Kathy	P	Decina, Dennis	P
Sarnowski, Shelby	P	Quirk, Andrew	P	Donoghue, Paul	P
Dowling, Kristin	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: 26 pm by John Veninger.

Public Session:

The October minutes were tabled.

A motion was made Laura Nietzer and seconded by Andrew Quirk to approve the December, 2016 regular meeting minutes and the executive meeting minutes.

8 yeas; 0 no's; 4 abstentions

Correspondence:

A member on Point Breeze Dr sent notification of a nonattached garage to be built on his property. The board will need to see a survey to determine if it infringes on parklands.

An application for a zoning permit for 89 Witte Rd. was received. It involves the same footprint and will not infringe on parklands.

24 Landing Rd. submitted an application for a deck and fence. The fence is not drawn in plans, but it should not be a problem as it's not close to parklands.

Received letter from resident in reference to unpaved roads letter from the township. We have a legal response prepared.

Membership Secretary's Report:

Karen Sarnowski reported that there are 624 POA members with 13 double docks for a total of 637 + 22 tenants/specials for a total of 659 POA members. One delinquent POA member.

There are 1558 easement members which is 85 more than last year. Membership bills will be sent this week.

Collections – A property on Kinswood which sold in 2011 had the easement paid up at the time. The current owner has 2 years of delinquency; owner claims they weren't notified until 2014 due to bill sent to property and she doesn't reside there. She would like late fees waived as she claims she was misinformed. Board decided she should pay all fees, etc.

5 Chatham Rd. claims bill was going to property address and owner says he wasn't aware of the fees. Karen will investigate further.

Treasurer's Report:

Easement: Collections have been way up. We have been able to fully fund all line items. We have boathouse outstanding contracts and payments. Generally, we did not overspend in any category. \$161,433 collected in past due collections and late fees, etc.

POA: The income revenue for clubhouse rental was over 100%. The beach ran slightly over budget.

Paul Donoghue discussed the dedicated vs. not dedicated cash reserves. We need to have easement or POA vote to approve spending on these reserves. There is an upward trend in both. We are at almost double our annual operating expenses.

Laura Nietzer made a motion to approve the December financials; Jim Patton seconded the motion.

12 Yea's 0 no's 0 abstentions

Unfinished Business:

Graffiti on township property: no report

Unpaved roads: No new information

Review of Master Plan submissions: no new information

Retaining Wall: no new information

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Comedy night contract was signed at tonight's meeting.

Beach: no report

Boathouse: no report

By-Laws/Rules/Regs: no report

Clubhouse: Gary Zielinski reported that he's getting bids for the front doors. He will check on contract with snowplowing company.

Computers: no report

Dams: Andrew Quirk has a third company to give a bid on the trash rack

Docks: no report

Dredging: Karen Sarnowski discussed that there will be a meeting on January 18, 2017. This will be to get the process started with the permitting from the state.

Easement: An Easement meeting was held on January 10, 2017 at 7pm. (see Public Session)

Encroachment: no report

Environment: Kathy Straubel reported on future environmental activities including monitoring of any output into the lake, seasonal email announcements about lake safety and environmental concerns, animal/birding surveys in conjunction with a college/university, the building of nest boxes in conjunction with the boy or girl scouts, methods of data collection of fish species, replacing fish habitat damaged by dredging and the announcement of the environmental committee's representative to the

dredging committee as Jim Jones.

Entertainment: no report

Executive: The executive board would like a meeting to be held with all committee chairs involved with hiring and pay rates to normalize the rates.

Insurance: Cameras are installed which had been damaged by lightning. Dennis Decina will follow up with them. Dennis will contact insurance company for result with claim of woman falling on dock.

Legal:

Annual contract \$2700 for retainer of our legal counsel.

Laura Nietzer made a motion to approve the spending of \$2700 for the retainer of our legal counsel, Hunziger, Jones and Sweeney; Jim Patton seconded

12 yea's, 0 no's; 0 abstentions

Paul Donoghue drafted a statement explaining our position on the unpaved roads is that the township has accepted the dedication of the unpaved roads and residents must deal with the township for resolution of any issues with these roads. This will be posted on the website for all members.

Contract for Summit Comedy for comedy night needs to be signed by John Veninger.

Master Plan: no report

Parklands: Jim Jones reported that the paving will not be done this year, but will be done in the spring. There is a tree that will need to be taken down soon.

Publicity: The board will get a breakdown of what can be done by a contractor to update our website including pricing so we can get competitive bids.

Newsletter: no report

Security: Kathy Straubel will discuss winter patrols with Kenny Hall.

Stumps: no report

Township: no report

Weeds: no report

Ad hoc committees:

Storm drains: Karen Sarnowski will check if new drain assignments have been sent to township. She'll also try to get a schedule of the upcoming retrofitting.

New Business:

A motion was made by Andrew Quirk and was seconded by Kathy Straubel to adjourn the meeting at 9:21pm.

Approved by acclamation.

respectfully submitted by Kathy Straubel