

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
September 13, 2016**

ATTENDANCE:

		Jones, Jim	P	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Patton, Jim	P	Nietzer, Laura	P		
		Sarnowski, Karen	E	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: 15 pm by John Veninger

Public Session:

John Veninger introduced Kristin Dowling, who would like to join the board.
Members asked a few questions of Kristin relative to her previous service.

Laura Nietzer made a motion to approve Kristin Dowling as a board member; Gary Zielinski seconded

11 yeas; 0 noes; 1 abstention

John discussed the necessity of board members reading the code of conduct and signing a new copy.
He also discussed the importance of reading the rules and regs and the by-laws.

A motion was made Rob Burr and seconded by Rene Manzo to approve the July regular and executive meeting minutes, as corrected.

9 yeas; 0 noes; 5 abstentions

August meeting minutes tabled.

A motion was made by Laura Nietzer and seconded by Rob Burr to approve the August 2016 public meeting minutes as corrected.

9 yeas; 0 noes; 5 abstentions

Correspondence: none

Membership Secretary's Report:

Tanya reported that \$7300 was collected on a lien through Bob Masessa.

Treasurer's Report:

Easement: at 99% collections due to past payments coming in. Easement budget is running under budget.

POA: Membership numbers are starting to come back. POA is OK from a cash position. 2017 dues will be \$250 due to the approval of the increase at the public meeting.

Paul Donoghue would like to speak with chairs about the 2017 easement budget.

Rob Burr made a motion to approve the August financials; Joe Marino seconded the motion.

14 Yeas 0 noes 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: The W9 was received from the yoga instructor. An adult Halloween party will be held on October 29. Santa breakfast will held December 10. Volunteers are needed to run the Santa breakfast. A waiver should be signed by participants of the yoga classes.

Beach: Laura Nietzer reported that the beach had a great season. Jim Patton will assist Laura in the upcoming year.

Boathouse: Rob Burr stated and provided pictures that the framing of doors needs to be addressed and the roof needs to be cleaned.

By-Laws/Rules/Regs: The committee will be meeting soon.

Clubhouse: Gary Zielinski is working on front doors for next year's budget and resealing the parking lot.

Computers: no report

Dams: Andrew Quirk reported that the dam passed inspection, but we need to reseed the grass; replace a trash rack; remove some riprap. He proposes to put a fence or handrail there with a gate at the side of the spillway which was required by the state inspection.

Docks: Jim Jones reported that a few dilapidated docks were removed. Two docks will be removed coming up. Will will be going out on security boat with volunteer Chris Meckelberg to note dock compliance with photos.

Dredging: Rob Burr discussed that the dredging committee has identified 4-5 locations to possibly be dredged next year. Rob presented maps and a table comparing which areas need to be addressed

Easement: An Easement meeting was held on September 13, 2016 at 7pm. (see Public Session)

Encroachment: no report

Environment: Kathy Straubel reported that a fall cleanup will be held on Saturday, September 24 at 9am. West Milford is holding a town-wide cleanup that day, so we will be able to get bags and gloves

from them as well as have them pick up all bags of garbage. Andrew Quirk presented the proposal from Princeton Hydro for the water quality study. The proposal is for \$17,900.

Dennis Decina made a motion that the board present the Princeton hydro estimate for the environmental study to the Easement holders. The motion was seconded by Rob Burr.

14 Yeas; 0 noes; 0 abstentions

Entertainment: no report

Executive: Executive board election by the board of trustees.

President - Laura Nietzer nominated John Veninger; Warren Colnaghi seconded
Vice-President - Laura Nietzer nominated Andrew Quirk; Warren Colnaghi seconded
Treasurer - Laura Nietzer nominated Paul Donoghue; Warren Colnaghi seconded
Secretary - Laura Nietzer nominated Kathy Straubel; Warren Colnaghi seconded
Membership Secretary - Laura Nietzer nominated Karen Sarnowski; Warren Colnaghi seconded

All are elected due to no other nominations.

Insurance: no report

Legal:

Laura Nietzer made a motion to go into executive session at 8:20pm; Rob Burr seconded.

14 yeas 0 noes 0 abstentions

A motion was made by Rob Burr to leave executive session at 8:47 pm; Dennis Decina seconded the motion.

14 Yeas 0 noes 0 abstentions

Master Plan: Rob Burr is working on this.

Parklands: no report

Publicity: Oleg Vasertriger will continue to work on the website. John Veninger asked for a board member to chair the committee. Jim Patton volunteered for the position

Newsletter: no report

Security: Kathy Straubel reported that there will be some changes instituted in the security patrol. She will be meeting with the head of security and the executive committee to discuss the institution of these changes. Money will be spent on boat maintenance.

Stumps: No report

Township: no report

Weeds: Rene Manzo will do a pre-buy for next year in October.

Ad hoc committees:

Storm drains: no report

New Business:

A motion was made by Laura Nietzer and was seconded by Kathy Straubel to adjourn the meeting at 9:53pm.

Approved by acclamation.

Draft respectfully submitted by Kathy Straubel