

**FINAL  
UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
August 14, 2018**

**ATTENDANCE:**

Jones, Jim	P	Veninger, John	P	Colnaghi, Warren	E	Manzo, Rene	P
Zielinski, Gary	P	Patton, Jim	P	Grala, Ed	P	Gerace, Nicole	P
Becker, Heather	P	Sarnowski, Karen	P	Marino, Joseph	P	Straubel, Kathy	P
Decina, Dennis	E	Sarnowski, Shelby	P	Quirk, Andrew	P	Zemsky, Eric	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 7:25 pm by John Veninger**

**A motion was made by Paul Donoghue and seconded by Kristen Dowling to approve the July, 2018 regular meeting minutes and executive meeting minutes as corrected.**

**13 yeas; 0 no's; 2 abstentions**Correspondence:

Kathy Straubel submitted her resignation letter.

Letter received from 78 Point Breeze Dr. mentioning that he will be using concrete on his bulkhead. We need to notify him that he is not allowed to build on parklands. Paul Donoghue will draft the letter.

**August Committee Reports**

**Membership: Karen Sarnowski:**

**Current Membership as of end of June 2018 was:**

**POA – 619 (603)**

**Double Docks – 12 (13)**

**Tenants – 12 (14)**

**Specials – 6 (5)**

**Total POA – 649 (635)**

**Total Easement – 1458 (1472)**

**(Numbers in parentheses represents 2017 numbers a year ago)**

**(These numbers are from July meeting; we did not get August numbers)**

**Second notices went out for members not paying POA membership.**

**725 Warwick Turnpike property just bought and new owner asked to be able to pay half instead of full back dues. Board agrees with a payment plan.**

**74 Papscoe - owes \$4139 on back dues. He would like to make a deal and pay less than is owed. Board agrees with full payment in payment plan, if necessary.**

**Treasurer's Report- Nicole Gerace**

**Kristin Dowling made a motion to approve July financials; Jim Patton seconded.**

**15 Yeas 0 no's; 0 abstentions**

**An increase in dues will not be necessary for the POA budget this year.**

**Unfinished Business:**

**Graffiti- no report**

**Retaining Wall- no report**

**Increased firework budget - not raising the dues, so cannot do this**

**241 Point Breeze selling empty lot - board will offer to buy property for a minimal expense to the association - Joe Marino will address this.**

**Committees:**

**A. Activities: Heather Becker/Ed Grala:**

**August 25th - Music under the Stars w/Midnight Dawn**

**Funds available for change at events. Tanya will cut a check to be cashed to use for change.**

**Ed will need key access.**

**Board needs a list of who has access to the building and office.**

**Heather will talk to Sammie about scheduling a lifeguard for the Fall Fest and any equipment she may need.**

**B. Beach: Kathy S:**

**I'm attaching some pics of the swim docks and the wooden trim surrounding the swim lanes. These are in need of repair. The docks also have holes in them underneath which are the main problem. These are not pictured. I have no idea how to estimate the cost of these repairs, but it will have to come out of next year's budget as the pavilion netting and labor will most likely finish out our supply budget. Although, we may have some money left in payroll. Depends on how rest of the summer goes. Additionally, a new rescue surfboard will need to be purchased as the current one is cracked.**

**In the fall, I recommend grass get planted by beach boat docks. Right now it's patchy dirt with weeds that looks terrible and causes erosion into the lake. Topsoil will need to be put down first. Is this clubhouse or beach expense?**

**Mid-season lifeguard evaluations were completed; end-of-season evaluations will be done on a rolling basis as guards begin to leave for school, etc. These documents will be filed and used for hiring and raise decisions for next season.**

**I asked Sammie to keep a count of beach attendees at 6pm, 7pm and 8pm to inform our decision about the late beach hours during the week. Anecdotal evidence says members like the late hours, but the data is not supporting that.**

**Hot dog roast was a great success! Thanks to all who volunteered their time! Sammie and Melanie did a great job organizing games/races!**

**Article in WM Messenger:**

**<http://www.westmilfordmessenger.com/apps/pbcs.dll/article?AID=%2F20180808%2FNEWS01%2F180809976%2FHot-dog-and-pie-eating-contest-celebrated-at-the-lake>**

**Beach clean-up September 8 at 8am; Activities committee will need to coordinate with Sammie re: anything needed for Fall Fest event**

**C. Boathouse: Kristin Dowling:**

I have a folder for the new Chairperson of the Boathouse. Nicole volunteered to chair boathouse.

**D. Clubhouse: Gary:**

Undergoing discussions about raising rental fees for next year.

Three bids need to be received in order to start the process of replacing the roof. This will be addressed next year. Front door replacement will be done this year. Guard room door and kitchen door need to be replaced.

Nicole will update contract.

**E. Computer-John Veninger**

No report

**F. Dam: Andrew Quirk:**

Ed Igielski attended the July 16th Emergency Action Plan (EAP) Tabletop Drill conducted by Mike Moscatello of the West Milford Office of Emergency Management. Our EAP was updated this year and was reviewed as part of our Formal Inspection in May.

Diving Services Inc. have sent me pictures of the modified trash rack and have informed me that the cement supplies are on hand. They are still waiting for the new parts for the operator. They anticipate doing the work in two stages and have stated that they will complete the work in September so not to delay our planned draw down

**G. Bylaws Rules & Regs: Karen Sarnowski:**

Paul reported on data about the number of boats registered to each property. Does the board want to limit the number of powerboats allowed per property?

Karen Sarnowski made a motion that we limit the number of powerboats to 4 per property; Nicole seconded.

11 yeas; 2 no's; 0 abstentions

Paul Donoghue made a motion to amend the motion to limit the number of powerboats to become effective in 2019; Eric seconded.

10 yeas; 3 no's; 0 abstentions

**H. Docks: Karen Sarnowski**

No report

**I. Dredging: Shelby Sarnowski:**

No report

**Executive:**

**J. Easement: Paul T. Donoghue:**

No report

**K. Entertainment:**

No report

**L. Environmental: Kathy Straubel:**

**Water testing: Aquatic analysts; committee needs to determine if estimate from Larry is feasible for our budget.**

**Algae bank: committee needs to decide if we should spend the money to bank our algae.**

**The New Jersey Division of Fish and Wildlife reporting has been completed for the recent Canada Goose Egg Addling. Volunteers addled a total of 82 eggs from 21 nests during the Spring months. The majority were on our Islands. Thank you to all that volunteered. To add to this, the lifeguards have reported to me that the amount of goose poop found on the beach each day has been less than in previous years!**

**O. Legal: Paul Donoghue:**

**A motion was made by Paul Donoghue to go into executive session; Joe Marino seconded at 8:47pm**

**Jim Patton motion to leave executive session at 9:15pm; Nicole Gerace seconded**

**Approved by acclamation**

**P. Master Plan:**

**No report**

**Q. Parklands: Jim Jones:**

**No report**

**Q1. Encroachments: Nicole Gerace-  
In executive session**

**R. Publicity & Public Relations: Jim Patton:**

**Story in WM Messenger about hot dog roast**

**S. Security: Joe Marino:**

**Kenny Hall reported 3 mid-week trespassing incidents that were handled by asking the individuals to leave. One group was referred to the lake by a local Property Owner, if it happens again we will send a letter to the property owner.**

**Items to be discussed:**

**Towing in and around Blueberry Island; not allowed due to state laws. This needs to be enforced.**

**Distribution of Boat Stickers for those whose registration expires mid-year. Shouldn't be an issue now**

**Sign stating Boating specific Rules and Regulations and stating that UGLPOA Security has the right to request license/proof of residence, registration, boater safety certificate, etc. This should go into rules and regs.**

**U. West Milford Lakes Association and COLA: Andrew Quirk**

**The next meeting of NJCOLA is on September 15th at 9:00am at Lake Mohawk. The topic for discussion has not yet been announced.**

WMLA next meeting is September 17th at 7. The scheduled guest is Eileen Born, of the law firm Dolan and Dolan, speaking on lake community related legal issues. I would appreciate another Board Member representing us at both meetings as I will be on vacation.

**V. Weeds: Rene Manzo**

**UGL**

Water clarity was turbid, but clarity was good. AAI recommends spot treating in areas of the lake where floating mats of Lyngbya, sp. are present.

Lyngbya is the brown dark floating filamentous algae, Can be hard to treat as it has a protective covering that needs to be removed so other substances can work.

Treated Witte Cove (copper sulfate/adjuvants) to control the growth of filamentous algae (Lyngbya, sp.). Treatment area: 3.0 acres. Treated Pioneer Canal (Clipper/copper sulfate) to control the growth of milfoil and filamentous algae. Treatment area: 2.0 acres. Treated Pioneer Cove (Clipper/copper sulfate) to control the growth of milfoil and filamentous algae. Treatment area: 1.0 acre.

No treatment required at Mt Laurel

Some lily pads treated near stumps heading into pioneer cove.

Audubon cove was treated for algae.

**W. Ad Hoc Committees:**

**Storm Drain retrofit-Status:**

No report

**NEW BUSINESS:**

- 1. Rules/Regulation to limit the number of powered boats/PWCs that can be registered per property. Rule to limit POA membership to one per Easement property.**
- 2. Clarification on towing rules in firehouse cove and the other coves around Blueberry, Snake, and Carter islands.**
- 3. Discussion of possible security barrier and camera at the boat launch to be installed during the new bulkhead work.**

**4. Application for Draw Down permit, dates and Community Notification. Permit has not been obtained yet. And we need to notify the members at the public meeting in August.**

**Meeting adjourned at 10:12pm.**

**Approved by Acclamation**

*Respectfully submitted by Kathy Straubel*