

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
November 12, 2019**

Attendance

Abbruzzese, Michael	P	Grayson, Doug	P	Sarnowski, Shelby	P
Becker, Heather	E	Jones, Jim	P	Zielinski, Gary	P
Ballan, Linda	P	Manzo, Rene	P	Zemsky, Eric	P
Culhane, Margie	P	Marino, Joseph	P	Open seat	
Decina, Dennis	P	Morrison, Debra	E	Open seat	
Donoghue, Paul	E	Quirk, Andrew	P	Open seat	
Gerace, Nicole	P	Sarnowski, Karen	P		

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

Attorney Present: James Romer [X] yes [] no

Public Session:

1. Property owners requested resolution of a Parklands matter, had questions about how Parklands work, and asked what if any affect Parklands have on an individual's property values when Parklands adjacent.
2. Linda Ballan, 121 Point Breeze, asked to be appointed to one of the open board seats. She summarized her skills and experience, explained why she wanted to join the Board, and offered some suggestions about how she might be helpful to the Board and the community.

Motion to appoint Linda Ballan to the UGLPOA Board of Directors, made at 7:20pm by Gary Zielinski, seconded by Andrew Quirk. 9 In Favor, 0 Opposed, 1 Abstention.

With a quorum present, the meeting was called to order at 7:25pm by Dennis Decina.

Motion to approve the October 15, 2019 Regular and Executive Meeting Minutes as corrected, made by Shelby Sarnowski, seconded by Joe Marino. 9 In Favor, 0 Opposed, 1 Abstention.

Treasurer's Report:

1. Joe presented the Easement financials, and adjustments were discussed for the Dam Escrow Account and for Legal. He had prepared a cash flow analysis chart for the Dam Escrow account to better illustrate how historically the flow of money into and out of the account is uneven in accordance with the variable needs of the dam.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
November 12, 2019**

Discussion ensued about what adequate funding for the dam looks like going forward in light of its age and significance to the local area.

2. Committees which still have funds available - Joe recommends that funds be used before the end of the year because they will have to be moved out of the committees' budgets on January 1, 2020. These committees include Security, Stumps, Firehouse, Contingency, and Web & IT (set aside for new website development).
3. Replacement of the UGLPOA sign on Warwick Turnpike - Eric described some of the issues being worked on: a) a possible need for a carve out or variance since the POA does not own the property the sign is on; b) the potential need for tree removal; c) the current sign is decrepit and difficult to change, and may become unusable at any time. Jim Jones has a good dialog with the town and will pursue solutions with his contacts there.
4. Public concern has been expressed that vendors will be paid before the completion of bulkhead work. It will be explained to Easement holders that checks are being posted for the bulkhead work now and come from the 2019 budget, but will not be disbursed to vendors until the actual work is completed to the UGLPOA's satisfaction (scheduled completion in 2020).

Motion to approve the 2019 Easement Financials as corrected, made at 7:40pm by Rene Manzo, seconded by Eric Zemsky. 10 In Favor, 0 Opposed, 1 Abstention.

Motion to enter Executive Session at 7:45pm, made by Karen Sarnowski, seconded by Joe Marino. 10 In Favor, 0 Opposed, 1 Abstention.

Motion to leave Executive Session at 9:25pm, made by Joe Marino, seconded by Rene Manzo. 11 In Favor, 0 Opposed, 0 Abstentions.

Correspondence:

None

Membership Secretary Report:

Current Membership as of end of October 2019:

POA - 647 (638)

Double Docks - 11 (13)

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
November 12, 2019**

Tenants - 16 (14)

Specials - 8 (6)

Total POA - 682 (671)

Total Easement - 1556 (1568)

Numbers in parentheses are 2018 numbers for October.

1. Third notices for delinquent Easement holders will be out no later than end of first week of December.
2. The delinquent dock list is being worked through to collect for 2019. A list for legal action by Jim Romer will be ready at the beginning of Dec. 2019.

Committee Reports:

D) Clubhouse:

1] The clubhouse door was not attached properly and the closing device came off. The vendor was contacted for an immediate evaluation. The vendor made the appropriate repairs the next day under Gary's supervision.

2] A company was chosen for The Reserve Study. They can assess in a few hours time and provide a study quickly for approximately \$6,000. Joe Marino will check if payment can come from contingency funds.

3] The roof is getting worse and a good number of shingles blew off during the last wind storm, leaving the clubhouse vulnerable to damage. Since the Clubhouse budget is depleted for 2019, and repairs would be costly, a band aid approach is being used on the roof, which is in very bad condition and past its life expectancy.

4] Landscaping / Snow Plowing - The committee requested three estimates from different vendors to care for the clubhouse, boat launch, and dam areas. The current vendor stated that he had a two-year contract that commenced in November 2018 (contract he provided was not signed by the POA). Though not signed, Tanya, Gary and Dennis concur that he was told he would have the job for two years. After some discussion the Board recommended proceeding with the current vendor until the contract ends.

E) Dam:

1] The drawdown permit from NJ Fish and Wildlife allowed for a maximum reduction of five feet, which was achieved on October 23rd. Since then the valve has been adjusted to allow for rainfall, which was 9.13 inches in October. So far no flash flooding has occurred as happened in early November of last year, when 4.5 inches of rain in one

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
November 12, 2019**

weekend required the cancellation of the planned bulkhead repair. The committee would like to thank Board Member Eric Zemsky for his invaluable work in installing the weather station that provides daily rainfall amounts. This has streamlined the reporting and saved the Committee much time.

2] Jim Jones volunteered several work days from his company to clear access to the box weir on the Mount Laurel Dam. He confirmed that it is not operational because the wooden boards designed to control the level are missing. He also confirmed that, were they to exist, it would not be possible to put them in place due to the cracking and crumbling of the concrete. The Committee recommends that, in the interests of Public Safety, a fence be installed around the concrete weir.

3] Diving Services have informed the Committee that the installation of the new stem will be performed before November 16th. They will also perform an inspection of the plate and provide estimates of its remaining operational lifespan. The Easement Budget may need to be reassessed pending their report.

G) Docks:

Dock approvals have been given for any new Bulkheads as they have come in. All new docks at Bulkheads are required to be installed at a minimum of 20' from the neighboring property line so as not to encroach upon neighboring space. The dock waiting list will be worked on in December as weather allows.

H Dredging:

1] Proposals to dredge Witte, Boat Launch and Bridge Run have been received by two contractors. Committee members met with one of the contractors and performed a site visit while the lake was lowered.

2] Committee members met with the property owner where they had requested access to Witte Cove. The property owner granted permission to use the side of their property as an access point.

3] Pricing received is substantially higher than previous dredging projects. The committee has been working with environmental consultants and contractors to develop alternative solutions.

4] Aquatic Analyst arrived on November 11, 2019 to observe the coves from which fish might be salvaged and then transported to the main channel. Dredging and Environmental discussed the option of deploying bubblers in the lake to help the dissolved oxygen levels. Proposal from AA has been received and will be discussed at the next Board Meeting.

5] The Committee has taken pictures of all coves (at approx. 54") so there is now data to work with later when developing plans to dredge those coves.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
November 12, 2019**

I) Easement:

The 2020 proposed budget was presented and discussed with attention to how the dam is funded, both maintenance and escrow. Joe stressed that the dam is very lightly funded for its age. It is a 90 year old Class 1 dam, and there is currently no budget provision for major work or repairs. In addition, Andrew recommends funding a professional keeper inspection for a dam condition and useful life report, which would assist the POA with budgeting going forward.

Motion to approve the presentation of the Proposed 2020 Easement Budget to the Public for a vote, made at 9:40pm by Shelby Sarnowski, seconded by Andrew Quirk. 11 In Favor, 0 Opposed, 0 Abstentions.

J) Environmental:

1] The Committee is taking pictures of the 95 outfall pipes that drain storm water into the Lake. The photographs will be labelled and stored in the Office and on Dropbox. Analysis will be made of each storm drain, and problematic sites will be discussed with Ed Steines, Director of West Milford Public Works at an onsite meeting planned for December 4th. Karen Sarnowski has kindly offered to be in attendance.

2] With the Lake lowered five feet, the Committee organized a shoreline clean-up on November 2nd which yielded a total of five trucks of collected waste. It consisted of an alarming array of garbage, beer cans and bottles, plastics, car tires, tin cans, polystyrene foam, plastic barrels, scrap metals, broken glass, lumber, and two television sets. The Committee recognizes and appreciates the help of 4 regular volunteers who show up at each clean-up, and fellow Board members, but wants the event to attract far more residents so much more can be accomplished for the benefit of all the Community. Volunteers are requested for the area from Marlboro Cove to Lakeshore North, which is quite bad and has not been cleaned in many years.

O) Parklands:

O1. Encroachments: Property previously discussed on Lake Shore Drive that is applying for a new septic on parklands: Doug McKittrick of McKittrick Engineering, who designed the new system, said that the septic location at the back of the house was necessary because 1) it was precluded from being near the homeowner's well in the front yard, and 2) it would be too close to the neighboring property owners' wells and septics there. He said the proposed system is a modern system with the effluent (water discharge) being mostly bacteria free, and due to the large amount of parklands behind

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES
REGULAR MEETING MINUTES
November 12, 2019**

the home, the new system would be over 100' from the lake. Therefore, in his professional opinion, it would be more than adequate to insure against any bacteria leaching into the lake. He offered to speak to the Board and answer any questions regarding these modern systems near bodies of water.

S) West Milford Lakes Association:

WMLA has submitted their concerns and suggestions to the town, which hopefully will be included in the proposed Township Ordinance governing short term rentals.

Meeting adjourned at 10:00pm by acclamation.

Respectfully Submitted by Margie Culhane