

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 14, 2020**

**Attendance**

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

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

Attorney Present – James Romer Y/N

**Public Session:**

No one from the public was present.

With a quorum present, the meeting was called to order at 7:15 pm by President Dennis Decina.

Dennis Decina announced a luncheon for Saturday 2/8/20 at 1:30 PM was being planned. Planning on inviting past board members Warren & Carolyn Colnaghi, Bob and Kathy Moskin, and John Veninger & guest as guests of the board. Please let Dennis know if you and your significant other can attend.

**Correspondence:**

1. Joe Ponzo – UGL Volunteer Fire Company #5 asking to use clubhouse 2/29 for installation dinner and waive rental fee. Will send deposit and arrange steward to clean up. Board approved.
2. Monica Church requested use of the clubhouse for 5<sup>th</sup> grade event 5/29 and 6<sup>th</sup> grade event 6/19. Board agreed for \$50 fee each event plus deposit and must be responsible for cleanup.
3. Alexya Kaiser asked about dropping off 2 tires at dumpster by dam that were removed from the lake. Board approved.
4. Dennis Cassidy – Fallen tree on parklands by 92 Race Track Drive that needs to be addressed.
5. Ken Hensley 94 Race Track Drive, fallen tree across from house on parklands that needs to be addressed.
6. Gary N. – Tree down 117 Lake Shore Drive that needs to be addressed.
7. Barbaris Builders repaired the clubhouse roof for no charge.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 14, 2020**

8. 19 Laramie Trail – Notification of a zoning permit by Battinelli Landscaping. Bulkhead committee will review.

**Motion to approve 2019 approved specials to join for 2020 so long as they are not delinquent and are in good standing was made by Paul Donoghue, seconded by Shelby Sarnowski. In Favor 11, Opposed 0, Abstentions 0**

**Membership Secretary Report:**

Current Membership as of end of November, 2019:

POA – 1 (8)

Double Docks – 0 (1)

Tenants – 0 (0)

Specials – 0 (0)

Total POA – 1 (9)

Total Easement – 13 (20)

(Numbers in parentheses represent 2019 numbers one year ago)

**Treasurer's Report:**

Discussion on how to fund the new security system which is primarily a POA expense. Joseph Marino will review with Michael Abbruzzese.

**Motion to approve December 2019 financials by Paul Donoghue, seconded by Nicole Gerace. In Favor 9, Opposed 0, Abstentions 2**

Easement:

- Only a handful of easement fees have been collected as bills just went out in January.
- Two POA membership fees and \$34 of fireworks donations are pending transfer from the Easement to POA due to online payments. This small amount will be rolled into February's transfer.
- A "Dredging Money-to be reimbursed by NJ" expense line has been created. It has sub-account for money spent/money received so Dredging Committee can easily see what has gone out and what has come in. As of January, only one check has been cut for \$37K.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 14, 2020**

- The yearly allocation to the reserve/sinking funds for 2020 will be moved in February.

POA:

- Financials only reflect the collection of one POA membership dues, however two more were received in January, and those funds will be transferred with February transfer.
- Activities Committee has hosted events and is currently on track with \$45 profit this year.
- Garden State Fireworks has been engaged and a contract will be secured for the 2020 Fireworks. With the increased budget and assuming the usual average Fireworks donations, spending will be at \$16,500 on the 2020 Fireworks display.

**Committee Reports:**

A) Activities:

The Clubhouse attic needs a cleanout. Heather and Doug will start the cleanout with Will.

B) Beach:

C) Boathouse:

D) Clubhouse:

Dennis Decina reached out to Joe Ponzio asking for schedule of what work was done to clubhouse so the Property Condition report can be updated by G. Williams Group.

Joseph Marino commented that clubhouse utilities for 2019 were high and suggested clubhouse committee work to economize. Dennis Decina mentioned that geo-thermal units are nearing replacement age.

Clubhouse roof was repaired by Barbaris and will be watertight until installing a new roof is feasible. New lights are being ordered for the posts on either side of the driveway.

E) Dam:

Daily water height measurements continue to be taken and the plate opened and

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 14, 2020**

closed accordingly to maintain the maximum permitted drawdown of five feet. Work on the Operator and Stem was further delayed when the Principal Diver contracted flu and missed ten days of work. UGLPOA remains at the top of their schedule and the Committee is optimistic that the work will be completed this month.

The Committee plans to seek proposals for the future Inspection of the Dam which is required next year.

F) Bylaws, Rules & Regs:

No report.

G) Docks:

H) Dredging:

Dredging has started. We have a good working relationship with NJ DEP and Soil Management. West Milford DPW agreed to install “watch for trucks entering” signs at no cost.

Fish relocation was very successful with a total of 674 fish relocated out of Racetrack Cove and 513 out of Pioneer. A count was made of each type of fish that was relocated. Per Larry at Aquatics Analyst, Racetrack and Pioneer are about 4’6” deep in the center.

I) Easement:

J) Entertainment:

K) Environmental:

Members of the Committee spent many hours taking photographs of the 95 storm drain outfalls that flow into the Lake. Many cracked or clogged pipes and huge amounts of grits were revealed and recorded. In many areas deltas have formed from the grits, with some measuring tens of yards from the road out into the Lake. The Committee continues to have a close dialogue with the Dredging Committee with special attention to preserving as many fish as possible.

L) Finance Committee:

M) Insurance:

Insurance chair was transferred by Dennis, electing Debra Morrison to

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 14, 2020**

take it over. Laura Finkle, our insurance liaison, contacted Debra to aid in the transfer process.

N) Legal:

No report.

O) Master Plan:

No report

P) Parklands:

Q) Publicity & Public Relations:

Eric Zemsky is investigating a digital sign to replace existing sign at the top of the mountain. The property owner's permission is required before approaching Township. Dennis Decina said to put on hold for now.

R) Security:

S) Stumps:

T) Weeds:

U) West Milford Lakes Association:

The November meeting comprised of discussion of Watershed Implementation Plan applications to be submitted to Highlands Council and West Milford Township. A Special meeting will take place in January for additional time on the subject.

The draft Short Term Rental Ordinance was also discussed. Subsequently, Paul Nietzer, Chairman of the Association, presented arguments to the Township Council and was successful in getting items added to the Ordinance that was passed and will become effective on December 24th, 2019. Specifically, the following WMLA items were considered:

1- 285-12.D adding Lake Associations when only Condo Associations were previously mentioned.

2- 285-13.F adding that Lake Associations are to be notified by owner of their intent to be a STR property.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
January 14, 2020**

Proof of fire inspection (already there and remains)

Insurance indemnification (\$1,000,000) already there and remains

Max occupancy- NO

Minimum rental period of 5 days - NO

Enforcement- NO

Proof of complying with septic ordinance- NO

**Ad Hoc Committees:**

1. Bulkhead – If any board member receives questions or a complaint on bulkhead work not being done properly, please request pictures and forward to the bulkhead committee. The committee has been monitoring work being done. Discussion on preferred bulkhead materials.

**Other Business:**

Discussion on employee performance review process.

---

**Motion to move to Executive Session was made at 7:58pm by Joseph Marino, seconded by Nicole Gerace. In Favor 11, Opposed 0, Abstentions 0**

**Motion to leave Executive Session was made at 8:52pm by Paul Donoghue, seconded by Eric Zemsky. 10 In Favor, 0 Opposed, 0 Abstentions.**

---

**Motion to adjourn made at 9:12pm by Paul Donoghue, seconded by Shelby Sarnowski. In Favor 11, Opposed 0, Abstentions 0**

Respectfully Submitted by Paul T. Donoghue