

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL EASEMENT BUDGET MEETING MINUTES
DECEMBER 14, 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	E	Zemsky, Eric	P
Culhane, Margie	P	Marino, Joseph	P	Open seat	
Decina, Dennis	P	Morrison, Debra	P	Open seat	
Donoghue, Paul	P	Quirk, Andrew	P	Open seat	
Gerace, Nicole	E	Sarnowski, Karen	P		

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

Attorney Present – James Romer **Y/N**

The meeting was called to order at 10:12am by President Dennis Decina

COMMITTEE REPORTS

Security:

- 1) The committee is planning an upgrade to security at the boat launch and Clubhouse.
- 2) There is a new phone number to call Security: 1-862-274-3407. This number is for INFORMATION ONLY. ** Please call 911 for all lake emergencies **

Parklands:

- 1) There is a new access area for easement members on Lakeshore Drive, several yards down from the traffic light, with a bench to enjoy the view and the sunset.

Dredging:

- 1) Fish relocation occurred on Racetrack Cove and Pioneer Canal, with 674 fish from Racetrack and 513 from Pioneer moved to the deep water in the Channel. Yardville Cove could not be accessed. Fish were counted by type but not size. For future drawdowns, barriers can be set up to prevent fish from becoming trapped.
- 2) Ground Control Excavating will be dredging Witte Cove beginning in early January for 5-6 weeks, and then the boat launch cove will be next.
- 3) Last year’s testing of the muck exceeded some ground water impact scores for a few trace elements. The dredging consultant advised not to report it to the DEP. Had the dredging happened last year, the contract for dredging spoils would have disposed of

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anything. This year's contract was for no contaminants, so the contractor wanted \$1,000,000 for just one cove. Research was done and the DEP was eventually called, and trace elements weren't an issue for them. So, this year the muck (spoils) can be put anywhere as long as the recipient/owner allows it.

4) Bridge Run muck has arsenic that exceeds all the different standards. It is likely from creosote beams, telephone poles, storm runoff, etc. It is not going to be dredged at this time.

5) Witte Cove will cost about \$362,000, and Boat Launch Cove about \$130,000. The plan is to dredge these areas no matter the cost because they are deemed critical.

6) As a result of the muck test results, the Board chose to do a water analysis (see the Environmental Committee report section 5).

7) Recent harmful algae blooms in local lakes require re-strategizing. Some money budgeted for future dredging projects may have to be used to reduce or eliminate HABs.

Environmental:

1) Andrew Quirk extended public thanks to Eric Zemsky for installing a weather station on the Clubhouse. Various committees have found it to be extremely helpful.

2) Spring permits were issued for the Committee to do goose egg addling, which was quite successful. Most nests are on the islands, but members should please inform the office if you know where other nests are.

3) There is a good dialog with the Moe Mountain fishing club, who share helpful observations of the lake with the Committee.

4) There are plans to make an application for a Watershed Implementation Plan, paid for by the Highlands Council and prepared by Princeton Hydro. It will be an update to the 2007 plan, and will allow the POA to apply for state and federal grants. Joining together with the West Milford Lake Association might provide more clout with the Township (who must be a partner).

5) Because of the trace elements found in the muck test, the water was also tested. All tests came back negative for contamination. Tests for phosphorus and nitrogen also came back low.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
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6) Green streaking in some areas of the lake this summer indicated algae bloom occurring. The Committee attended many meetings and studied reports before doing a cell count, which was an acceptable 8,000 (as opposed to 20,000-180,000 at Greenwood Lake). UGL should continue to be proactive in monitoring for blooms, and a strong management strategy should be in place because HAB will be an ongoing problem. The public is asked to assist in monitoring and to notify the office of problem areas.

7) Two residents were observed blowing leaves into the lakebed and given notice that it is prohibited. A commercial tanker truck was observed applying fertilizer, but upon investigation it turned out not to be the case.

8) Major lake cleanups were held in March and November. Much more could be accomplished if more residents participated. Items like tires, televisions, piles of leaves, and innumerable bottles and cans were removed.

9) A Stormfall project was undertaken by volunteers to photograph and report on the town drains that run into the lake. Photos of large amounts of grits creating infill in the lake were archived for future action with the town.

10) Question: does algae live year to year and will the drawdown freeze and kill it? HAB is not actually algae, but a bacteria millions of years old. When a drawdown kills the weeds, their nutrients are a food source for the algae. Weed treatment should be minimized too even though they are a challenge for swimming and boating. The lake must be viewed holistically.

11) Question: what about the effectiveness of the weed harvester that was used? Yardville and Carter coves are stump free so they are now very clean, but there were some difficulties in using the harvester in areas with stumps. The areas chosen were so overgrown that it was necessary to try something--anything-- so they wouldn't be lost permanently to wetlands. The end result wasn't constructive except that removal of all that plant material and phosphates was a side benefit;

12) The Board reminds all members that bad septics, phosphates from fertilizers, and blowing leaves into the lake should be avoided for the health of the lake.

Bulkhead:

1) There have been some changes to the original plan along the way, but they are small and positive. The project is right on budget and should be finished in the spring.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
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DECEMBER 14, 2019**

Dam:

1) The dam projects have been beset with delays, including mechanical problems with the contractor and the missing wedges for the dam. The first set of wedges was based on the original plans from the 1930's, but the ones actually installed back then were a different size from the plan. So, a second set in the correct measurement was required.

The wedges are required to lower and raise plate for drawdown. The current plate comes up, but it won't completely seal when it is down. The engineer estimates the remaining life expectancy of the current plate at only 1-5 years. This will be addressed further in the budget discussion.

2) The Committee has been requesting estimates from a new engineer for the next dam inspection in 2020.

3) A boat hit the dam's depth gauge in spite of the warning signs, but it is still readable. The signs will be replaced with larger reflective signs.

BUDGET PRESENTATION - Joe Marino

1) Dam – Many components in the valve and the dam itself are approaching 90 years old, so an increase in maintenance and operation costs is expected. There is currently \$110,000 in the cash account, but some of that is already allocated, and since 2014 there has been a steady decrease in the amount in that account. Now there is not enough to fund the necessary replacement of the plate, so the Board requested an increase for the dam escrow account.

2) The Board also requested an increase for Legal for minor actions as costs are increasing in areas like Parklands preservation, trespassing, and non-paid easement fees. It has not been increased in many years.

3) Blueberry Island purchase – The Board asked approval to use \$11,520 from cash reserves to purchase the island and believes it will be an amazing asset for property owners. There will be no impact on the annual easement fee. UGLPOA has already put down a deposit for the purchase.

4) Wayne Gottlieb, 20 S. Richfield, questioned why we couldn't use the roughly \$800k from cash reserves and unrestricted cash reserves for dam repairs.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
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5) Even with the account at \$800k plus \$40k from the POA, money will still likely have to come from cash if the plate fails. The proposed budget also will fund the replenishment of that account after dam repairs are paid. He adds that the POA is not flush with cash and cannot lend to the Easement budget at this time.

GENERAL REMARKS

1) Laura Nietzer thanked the Board for its time and effort. She said people just don't come like they used to, so everyone in the audience today should be working to get more people involved.

2) Joe Marino said the Board recommends voting for option B, and reminded everyone to vote on the Blueberry Island question at the bottom of the ballot.

VOTE

Ballot Counters: Paul Nietzer and Dave Surman

Budget B passed with 44 In Favor, 2 Opposed, 2 Abstentions.

Blueberry Island purchase passed with 48 In Favor, 2 Opposed, 0 Abstentions

The meeting was adjourned at 11:22 am by Dennis Decina

Respectfully submitted by Margie Culhane