

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
September 15, 2020**

Attendance

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

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

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 7:20pm by Dennis Decina.

Dennis welcomed new board members with a brief speech and comments about the Code of Conduct. Paul gave a short history of the UGLPOA/Easement structure. Both stressed the need to reach out and find a Treasurer from the community with solid financial skills and experience.

**A motion was made to approve the August 2020 Regular Meeting and Executive Session Minutes at 7:33pm by Paul Donoghue, seconded by Rene Manzo.
0 Opposed, 6 Abstained, 9 In Favor**

Nominations for Executive Committee:

President – Dennis Decina nominated by Gary Zielinski
 Vice President – Paul Donoghue nominated by Karen Sarnowski
 Treasurer – vacant
 Secretary- Margie Culhane nominated by Paul Donoghue
 Membership Secretary - Karen Sarnowski nominated by Joe Marino
 The Executive Committee nominees approved by acclamation.

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Correspondence:

1. A letter was received from a member thanking those who provided assistance with a disabled boat. Included was a donation to the UGLPOA for use on barge equipment and maintenance. The Board expresses its heartfelt thanks to the member for such generosity.
2. The Office has received calls and emails regarding rumors of another, smaller, drawdown this year. Given how late in the year it is to file permits, the Board will not request a drawdown for this season. However, soil erosion, winter ice, and the wind profile of the lake are serious concerns going forward that must be addressed for healthy lake maintenance.

Treasurer's Report:

As there is currently no Treasurer, a short summary was provided to the Board by Office Manager (and former Treasurer) Tanya Mekelburg.

Membership Secretary Report:

Current Membership as of end of August 2020 was:

POA – 645 (642)

Double Docks – 12 (11)

Tenants –12 (16)

Specials – 9 (8)

Total POA – 678 (677)

Total Easement – 1465 (1491)

POA numbers are finally higher than 2019, just by one, but there are yet a number of outstanding dock payments to be made and new assignees to be paid for. We have received an additional \$9,600+ in past due Easement totaling to date \$68,907.64 in past owed amounts. The Association has managed remarkably well with membership for 2020 given the challenges this year has brought.

Committee Reports:

A) Activities: no report

B) Beach: no report

C) Boathouse: no report

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D) Bylaws, Rules & Regs:

A question was raised at the August POA public meeting about guests being able to put their own kayaks on the lake if the property owner (easement holder) was present.

From the Bylaws (see added italics):

Section IV, L. Guests – Guests of a property owner are permitted to use the Lakes only when in the company of the property owner. In the absence of the property owner, guests may not use the lakes or parklands. *Guests may not launch boats in the lake.*

The Committee reports that kayaks are specifically listed under “boats” the Rules and Regulations.

A motion was made to enter Executive Session at 8:03pm by Paul Donoghue, seconded by Doug Grayson. 0 Opposed, 0 Abstained, 15 In Favor

A motion was made to exit Executive Session at 9:21pm by Paul Donoghue, seconded by Shelby Sarnowski. 0 Opposed, 0 Abstained, 14 In Favor

E) Clubhouse:

Discussion of funds available in the budget for parking lot repair/replacement and other minor Clubhouse repairs. The Committee presented bids for the new Clubhouse roof.

A motion was made at 9:47pm to execute the bid presented by Barbaris for the replacement of the Clubhouse roof for an amount not to exceed \$22,000 by Joe Marino, seconded by Karen Sarnowski. 0 Opposed, 0 Abstained, 14 In Favor

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F) Dam:

Landmarq cleared vegetation and trees from the Mount Laurel Dam. Diving Services were scheduled for September 5th but again missed this date due to delays that they encountered on a leaking dam repair in Pennsylvania. UGLPOA work is pending.

G) Docks:

Currently 17 Applications to be assigned or in progress of assigning.

Pending Assignment - 0

Scheduled Appts – Schedule being set

Issues being worked out – 1

Repair – 1

Lakefront – 1 waiting for additional info from Applicant

Balance to assign – 14 (There are still many docks that need a revisit for repairs, installations, or compliance to dock standards)

Turned Down / on hold due to Covid / Unresponsive – 4

Second Notice Sent – 1

While there was not a lot of assigning this month, more dock business was completed than originally realized. Assigned 2 new locations.

H) Dredging: no report

I) Easement:

1. Easement chair will work with committee chairs to determine 2021 funding requirements for the 2021 budget.
2. The Bylaws call for the annual Easement meeting to be conducted in November. The Board discussed how best to conduct a public easement meeting in November under the current state of emergency.

J) Entertainment: no report

K) Environmental:

For the 2020 boating season, UGLPOA issued 597 POA and 409 Easement stickers for powered watercraft. Total authorized powered boats for 2020 is therefore 1,006, which includes PWC. In future years it may be prudent to have a separate count of PWC stickers that are issued. Wake Boats are beginning to raise concern due to their detrimental erosive effect on the shoreline, which may cause significant additional cost to the dredging budget.

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The Committee received the results of the Septic Leachate Test performed by Aquatic Analysts Inc. along the shoreline of Audubon Cove due to increased levels of surface algae at outflow pipe #29.043. The Health Inspector did not deem it a problem and not at all likely to be from a leaking septic. To be completely sure, e. coli testing will be performed before and after a rain event. Aquatic Analysts hope to be able to perform this in late September.

NJDEP is presumed to have tested the area since they posted an "HAB Not Present" category for the above location of UGL on their interactive website. This is in keeping with UGLPOA's own testing in other areas of the Lake in August both this year and in the preceding year.

L) Insurance:

Photos are being collected of any trees that have been compromised due to the storms, which will be reported to the claims adjuster.

M) Legal: report in Executive Session

N) Master Plan: no report

O) Parklands:

Pictures of broken trees on Parklands were shared with Insurance Committee for follow up. Trees to be cut and fallen trees will be addressed in order of level of urgency.

Bulkheads (Erosion Control) and Encroachments: report in Executive Session

P) Publicity & Public Relations:

Working towards getting community volunteer help regarding website and IT.

Board members and the public are reminded that they can get eblasts from the office by providing an email address. There is a link on the UGLPOA website under the heading "Contact."

Q) Security: report in Executive Session

R) Stumps: Jim Jones reported that once the team was in place and the stump program was underway, they worked very well together. The work is almost done for the year.

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S) Weeds:

Water clarity is good with good Secchi depths. The temperature profile of the lake from top to bottom was about evenly distributed consistent with lake turnover. This would be expected given recent colder weather. This can give a degree of turbidity to the water.

No weed treatment was performed. We should be past the threat of any algae blooms soon. Audubon cove has a persistent problem with lyngbya algae. Environmental Committee has been investigating feeding sources.

T) West Milford Lakes Association: Andrew Quirk, representative – no report

U) Ad Hoc Committees: no report

UGL Environmental Management Task Force (UEMTF)

A motion to adjourn was made at 10:03pm by Paul Donoghue, seconded by Karen Sarnowski. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary