

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

Attendance

Abbruzzese, Michael	P	Larsen, David	P	Sarnowski, Shelby	P
Becker, Heather	P	Manzo, Rene	P	Zielinski, Gary	P
Culhane, Margie	P	Marino, Joseph	E	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	E	Sarnowski, Karen	P		

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

Attorney Present – Jim Romer Y/N

With a quorum present, the meeting was called to order at 7:16pm by Dennis Decina.

A motion was made to approve the September 2020 Regular Meeting and Executive Session Minutes at 7:17pm by Paul Donoghue, seconded by Karen Sarnowski. 0 Opposed, 1 Abstention, 13 In Favor

A motion was made to approve the September 2020 Financials at 7:30pm by Rene Manzo, seconded by Gary Zielinski. 0 Opposed, 0 Abstentions, 14 In Favor

Unfinished Business:

Paul briefly described cash basis accounting and reminded committee chairs to make sure each committee gets outstanding bills to the office so they will be paid before December 31st. Money left in your area should be spent and billed: don't start the new year with a deficit.

Correspondence: none received.

1. Condolences from the Board were sent to the Bakalian family.
2. Discussion re UMLL weeds and interactions with the town (follow-up to a previous letter from a local resident).

Treasurer's Report:

Since there is no Treasurer, Paul highlighted areas of interest:

1. Easement did well with collections this year and is cash flow positive.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

2. Weeds went over but there is money for those expenses.
3. Stumps costs were double this year but that is what the sinking fund covers.
4. Contingency only spent 4k of 45k. Agreed to allocate some to Parklands for removal of dead and dying trees.
5. POA membership had a net profit of 69K, so overall in good shape.
6. Beach went over on beach payroll and taxes.
7. Clubhouse is in need of power washing and painting, some bathroom upgrades.
8. Docks will be ordering new dock plates before year is out. They are pricy and we are still looking for manufacturer.

Committees are reminded that bids/invoices over \$5k need Board approval.

Membership Secretary Report:

Current Membership as of end of September 2020 was:

POA – 648 (643)

Double Docks – 12 (11)

Tenants –12 (16)

Specials – 9 (8)

Total POA – 681 (678)

Total Easement – 1488 (1491)

POA numbers are finally higher than 2019, just by five but there are still a few outstanding dock payments to be made. Even with the elimination of clubhouse revenues due to Covid restrictions, overall revenues for 2020 are at 98% from our strong membership numbers and collection of past due amounts and late fees. We have received an additional \$3,000+ in past due Easements this month totaling to date \$72,194.51 in past owed amounts, and we are continuing to work on delinquent accounts.

On another note regarding Membership, Governor Murphy signed a law that clarifies the terms under which private lake communities and homeowner associations may pursue mandatory assessments on residents who refuse membership. The legislation states that communities may not rely solely on the 2017 Planned Real Estate Development Full Disclosure Act (PREDFDA) legislation but may still charge fees if another legal basis exists such as title documents or deeds. Upper Greenwood Lake is specifically mentioned in the article in the NJ Herald:

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

<https://www.njherald.com/story/news/2020/10/06/gov-murphy-new-jersey-lake-communities-can-mandate-fees/3630171001/>

“A 1979 case involving Upper Greenwood Lake in West Milford established that voluntary associations could impose mandatory assessments for the upkeep of their communities on residents who derived even an indirect benefit from living near the lake. Several communities including Lake Lookover in West Milford and Lake Parsippany in Parsippany have relied on that case to collect fees.”

Board members should always mention to new community members that they must notify the office when moving into the community in order to avoid any future large billings for missed easements. The office always lets potential buyers know if the property(s) they are looking at is current or delinquent at the time of inquiry.

Committee Reports:

A) Activities: A Trunk or Treat will be held on October 24th at the Clubhouse parking lot.

B) Beach: no report

C) Boathouse: Discussion with Jim Romer about getting rid of the decrepit patio boat parked there.

D) Bylaws, Rules & Regs: no report

E) Clubhouse:

1] PNB Construction, the Barbaris Bros., have been hired to install a new architectural shingle roof on the clubhouse. They were given a deposit for 1/2 the cost, and the shingles, though backordered, should be delivered by Friday Oct 16th. Work should commence this coming week.

2] The Clubhouse committee has hired a contractor to power wash the building, refinish the wood facade in the front of the clubhouse, repair the cement under the handicap ramp, replace the sills on our entry doors, and replace/ refinish the door (brick) moldings.

3] New door checks were ordered, so rear exit doors will not 'swing' open, damaging the walls and sconce lights.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

- 4] New sinks and possible tile work are being priced to refurbish the bathrooms.
- 5] Tanya will coordinate with Willie to begin painting the interior walls, replacing the sponge painting with a more easily maintained solid color.
- 6] Further improvements will be planned for this coming year, providing the budget is not consumed by winter plowing.

F) Dam:

Work on the operator is expected to begin before October 19th.

G) Docks:

As of 10/9/2020:

Current Aps / Aps in Progress / Issues being Handled

Currently 15 Applications to be assigned or in progress of assigning

Scheduled Appointments – 1 scheduled, others being set up

With the seasonal change in light, scheduling is limited to weekends due to low light unless applicants absolutely cannot make a weekend appointment.

Issues being worked out – 1

Repair – 4

Lakefront – 0

Balance to assign – 14

There are still many docks that need to be revisited for repairs, installations, or compliance to dock standards.

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

Second Notice Sent – 2

Assigned 5 new locations.

1. Found (again) that applicants are not receiving their emails from the Dock Committee email program (Go Daddy). Email is going to Junk/Spam. We will make a new note on the Application form to make sure they allow dockcommittee@uglpoa.com access to their email and to check their junk/spam folders.

2. Unpaid Dock at 41 Racetrack Dr. removed and (2) docks at 663 Lakeshore are being scheduled for removal at this time (or will have been removed) after following counsel's advice on notification process. The docks from 663 Lakeshore will be temporarily docked at the Clubhouse.

3. Applications have finally slowed down.

4. Look to future discussion regarding the dwindling availability of dock spaces.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

H) Dredging:

NKM was hired to plant four White Pines at the access point of Witte Cove. They will also be removing a dead tree that is on the ground and ensuring grass establishes at the disturbed areas. The access point at Boat Launch Cove still needs work and will be dealt with next spring.

I) Easement:

Board discussed funding goose control to mitigate their adverse environmental impact. The addling program works well but was impeded this year by lack of access to nests on the islands due to the drawdown, and it does not prevent new geese from becoming resident. A goose culling company would operate in July or August after molting season is finished.

A motion was made to increase the Easement budget for 2021 to include \$7,000 for geese culling at 9:43pm by Karen Sarnowski, seconded by Eric Zemsky. 0 Opposed, 2 Abstentions, 12 In Favor

J) Entertainment: no report

K) Environmental:

A resident at 343 Lakeshore Drive stated that lymgbya is worse in Audubon cove after the weekends in the summer. This fits with the Committees' assumption that most of the collection is from wave and wind action bringing the weed from other parts of the Lake. No decision has been made on installing an aerator or divertor due to the conflicting opinions of Lake experts. Aerating in shallow water can deplete the oxygen and cause other kinds of algae (than HABs).

L) Insurance:

The claim process for damaged trees was closed due to lack of definitive pictures.

M) Legal: for Executive Session

N) Master Plan: no report

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

O) Parklands:

Bulkheads (Erosion Control) and Encroachments: Encroachments committee has a meeting scheduled for October.

Eric requested a budget increase discussion for Bulkheads for erosion control. The Board had an extensive discussion regarding erosion, lake loss, and lake health, including sediment control measures, ice protection drawdowns, and the effective tolerance of the lake for a finite number of motorboats in relation to its size. Dredging is too costly to be the only measure we use.

In particular, the area along Lake Shore Drive from the Pioneer to the church has experienced significant erosion, which if it continues could place the future of the road there in jeopardy. One suggestion was to add riprap in areas where there are no homeowners with bulkheads to protect the shore. A ballpark estimate for 6ft wide of riprap on that span of Lake Shore Drive was \$60-90k.

Eric notes that we used to draw down multiple feet every other year, so there was much less damage from winter ice and wind. When the ice is high, material gets pulled into the lake and it costs thousands to pull that material out. He asks whether it is even possible to dredge in the stump field where we will need to protect the road. Stopping material going into the lake should be part of our strategy.

Paul suggested a sinking fund for a big project like this and that it could be put under dredging. 30k across the easement is a \$15 per year increase, which would be an annual fee of \$240.50. Karen adds that erosion control includes the areas up the hills where wash-off goes into storm drains and then into lake. She says keeping erosion and dredging together in the same category for budgeting is helpful, and that some of it can be charged to Parklands. She prefers calling it sediment control. Paul suggested we do a pilot project next year and reconsider for 2022, and the Board agreed.

Eric notes that we are constantly learning new science about how the lake works as a system.

Q) Security:

Mike met with the investigator from the NJ Division of Criminal Justice, Sgt Steven Ogulin, on Sept 21, 2020. He was given all the details of the launch dumping, including footage of the incident. Andrew has also supplied him with the lab results.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

R) Stumps: no report

S) Weeds:

The last lake surveys on 9/16 showed very good water clarity. There was no need for treatment in UGL or UMLL. We should be past concerns of harmful algae blooms and significant weed growth. Audubon cove has some borderline results for septic effluent and will have to be retested.

T) West Milford Lakes Association: Andrew Quirk, representative

Ed Steines was the guest for the September meeting. He reported the following items:

1. The Township has one estimate from Aquatic Technology of \$10,000 for chemical treatment of UML Lake and is seeking more. The available budget is much higher at \$45,000. He was given names of other companies, including Larry Kovar, so that they can best co-ordinate the treatment of the connecting Lakes. He will again look into Hydro-raking.

2. He outlined the correct procedure that the operator of a road sweeper is supposed to follow, namely, to empty at the closest depot (there are 4 in WM). Then take on water to help clean screens and empty at the depot. The Township owns three sweepers and he reported that he stopped the prior practice of temporary roadside storage of grits when he became Director in 2016.

3. Pre-brining of roads for winter storms will be the method of choice for keeping the roads navigable. In areas where this is not effective, grits may also be used. The relative harm of grits versus salt to a Lake was discussed and it appears that there is no clear answer. He committed to our suggestion of cleaning up salt/brine from the roads if it is applied and no storm materializes. Ed hopes to start an email blast system to inform residents about storm preparedness.

4. Storm drains - WM Township was preparing the road on Lakeshore South for repaving and repairs and has been reminded about their obligation to replace storm drain covers with approved models under the SWPPP.

NJCOLA - A virtual meeting is planned for November 14th.

U) Ad Hoc Committees:

UGL Environmental Management Task Force (UEMTF) – no report

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
October 13, 2020**

A motion to adjourn was made at 9:49pm by Heather Becker, seconded by Tim Marzinke. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary