

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
ANNUAL EASEMENT BUDGET MEETING MINUTES  
November 14, 2020**

**Attendance**

Abbruzzese, Michael	P	Larsen, David	P	Sarnowski, Shelby	P
Becker, Heather	E	Manzo, Rene	P	Zielinski, Gary	P
Culhane, Margie	P	Marino, Joseph	E	Zemsky, Eric	E
Decina, Dennis	P	Marzinke, Tim	A	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 10:11am by Vice President and Easement Chair Paul Donoghue

WELCOME REMARKS BY PAUL DONOGHUE

COMMITTEE REPORTS

o Parklands – Jim Jones reported on the bulkhead construction and the remainder of things to do at the boat launch.

o Stumps – Jim Jones reminds everyone that it is a banner year for stumps every time we have a drawdown. This year started out with volunteers but ended up with some hired staff in order to keep up with all the work. The budget was fully spent though the crane needs a new motor and the barge should be re-hulled. He commends all those who worked removing stumps this year, with a special thanks to the Regans for their support.

o Dam – Andrew Quirk – The trees were clear cut across the Mount Laurel Lake dam at the request of the NJ State dam inspector. Water levels are monitored to allow for 3.2 feet above crest which is our benchmark max for the 500-year floodplain plan.

o Weeds – Rene Manzo reported that he has been out monitoring lake health on the fan boat, a rowboat, and a jet ski. You may have seen him with large black and white squares that are used to report Secchi depths for clarity. This year the biggest problem was algae, so the lake was only treated for weeds once in the spring. It was treated for

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algae twice. HAB has a protein coat which makes it hard to treat. Weeds clean the lake and keep it clear. Dead weeds feed the algae bloom.

- Water lilies come and go, they are good for the fish, but the only way to get rid of them is to dig them up.
- New weed species are brought in by boats from other lakes because the owners don't clean their bilges and outdrives. One example is milfoil.
- More residents are permanent and we all should use preventives like septic pumping and controlling runoff to prevent nutrients from entering the lake. Also non-phosphorus fertilizers. Things were different when the lake was only a summer community.

o Environmental – Andrew Quirk

1. The committee took pictures of the 95 outflows into the lake, and many were clogged and need repair, in some places the grits extended yards and yards into the lake and were several feet high. The DPW was shocked and we are trying to get them to come and do removal. At this time the town doesn't have a plan, any money, or a means of disposal.

2. Sept. 3<sup>rd</sup> illegal dumping at boat launch – we are still talking with the town, WMPD, DPW, and the Environmental Crimes Unit of the NJ State Attorney's office.

3. Weed levels in Audubon Cove are a concern so we had Health Department come and talk with us. We performed a leachate test for septic leaks which was negative. It can be deduced that natural wave action in that cove is causing the lymbya and other problems, so we are exploring aeration and other solutions. DEP performed an HAB test which came back at watch level (20,000 which is low). 15 lakes in the state are in a higher category this summer:

- don't empty hot tubs or pools into the lake
- report clogged storm drains to the town
- 12 bags of dog poop were recovered during lake cleanups
- erosion and runoff are major problems
- anywhere there is exchange between lake water and soil is detrimental - use good gardening methods, rain barrels, rain gardens etc. to control runoff

4. Goose control - egg addling is an ongoing project but it will take 5 to 7 years for full effectiveness. This spring we had no access to the islands where they nest because of the drawdown.

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- grow knee high vegetation along your property edge because they don't like areas where they can't see if there are predators lurking;
- don't plant invasive species like water hyacinth, water lilies, etc. -- check with the office for approved species;
- explore other deterrents like green lasers;
- Andrew offers an explanation of geese culling, how it works, when it is done.

5. Upper Mount Laurel Lake – along with the WMLA and Paul Nietzer, we contacted the township and they are going to treat the lake and get rid of lot of the weeds. That lake has a lot of impact on ours so the water needs to be abundant.

6. Prior legal action with the Town re storm drain maintenance - that agreement with the town expired in May. They performed the work but now it has come to a conclusion. Thank you to Julia Held who spearheaded that project and saw it to completion.

o Dredging – Shelby Sarnowski reported that Witte and Boat Launch coves were dredged at a higher expense than expected, roughly \$825k in total. Expenses have gone up so dredging money doesn't go as far as it used to and may not be a workable solution going forward. Prevention options like stabilizing shorelines with bulkheads, establishing guild islands with the muck, or riprap along Lakeshore may have to be explored.

o Membership Secretary – Karen Sarnowski is happy to report that despite COVID-19, our easement collections ended up higher than 2019. It was a good year. We also recovered \$93k from past owed! Hoping 2021 is an even better year and easement collections will continue to go up.

**REMARKS FROM PRESIDENT DENNIS DECINA**

Dennis thanked everyone for coming and remarked that 38 in attendance was a pleasant surprise for an outside meeting on a cold day.

The Board is continuing to explore more easement access, such as kayak racks, discreet signage for where access points are, and new locations for access. Easement holders are so important and we appreciate everyone doing what Andrew mentioned for lake health. Also, please always contact office to discuss anything on or near parklands.

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Parklands are special property that is dear to us, and while sometimes we look like bad guys, this is a big thank you and a request to take care of parklands as much as possible.

It is an ongoing challenge to keep a shallow lake healthy. As boat action has increased, we are finding that lapping of water is undermining bulkheads and becoming very concerning, especially as we have found that dredging gets more and more expensive. In the ten years since we last dredged Witte Cove, a lot of dirt found its way back into lake. We are looking at more prudent ways of bulkhead management while having to abide by the very strict rules from DEP wherever the water meets land, while under strict supervision that requires us to be careful.

**BUDGET PRESENTATION – EASEMENT CHAIR PAUL DONOGHUE**

The Easement Committee has worked hard to not raise the easement fee and keep the 2021 budget flat. What changes the fee is that the number of properties has been going down. There were 2035 last year, and now 2020 this year. What happened to them? Some are seized by the township for taxes, some get purchased by property owners and folded in to their properties subject to the easement. We are hoping the town will put their lots up for auction. Budget A is same budget as 2020's minus those properties.

Budget B includes an increase for goose management (culling), and the impetus for this comes from resident complaints. Members expressed confusion about whether the money allocated to Environmental is specifically for a cull or can be used for other measures. Straw poll reveals that a majority are against a death cull but want money for Environmental. Paul assures the members that the board will honor their feelings.

Ballot Counters: Paul Nietzer and Shelby Sarnowski

Budget B passed with 59 In Favor, 35 Opposed, 0 Abstentions.

The meeting was adjourned at 11:21am by Paul Donoghue.

Respectfully submitted,  
Margie Culhane, Secretary