

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
April 13, 2021**

Attendance

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

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

Attorney Present – Chris Miller Y/N

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

A presentation was made by Joe Ponzo from Siemens regarding their proposal to enhance the HVAC system at the Clubhouse to improve COVID-19 safety.

A motion was made to approve the March 2021 Regular Meeting Minutes at 8:16pm by Paul Donoghue, seconded by Karen Sarnowski. Opposed 0, Abstained 1, In Favor 11

A motion was made to approve the March 2021 Executive Session Minutes as corrected at 8:17pm by Karen Sarnowski, seconded by Doug Grayson. Opposed 0, Abstained 1, In Favor 11

Membership Secretary Report:

Current Membership as of end of March 2021 (compared to 2020 numbers in parentheses):

- POA – 492 (374)
- Double Docks – 9 (10)
- Tenants – 4 (0)
- Specials – 2 (4)
- Total POA – 507 (388)

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Total Easement – 593 (640)

While our overall total numbers, 1100 total easements compared to 1028 in 2020, look good, total easements are much lower than in recent years. Historically the lowest was 636 in 2019. Even last year with Covid swirling around, we were still at 640. Some properties flipped from Easement only to POA membership, so that could account for some lowering of the Easement, but perhaps not this great a change. This will be watched carefully over the coming months in order to stay on top of it.

Due to families being impacted by Covid, we received a number of requests to pay membership over the next couple months before boating season begins, and we did ask people to contact us to set up a payment plan if they were struggling. People did respond to our outreach.

The change to requiring NJ Boating Safety Certification for all motorized boat operators is, at times, being questioned, but we are working through it. Packets for those without the proper credentials will not go out to any property owners without the proper certifications.

Treasurer's Report:

We still have no Treasurer, though the search for a new Treasurer is making some headway.

A motion was made to enter Executive Session at 8:28pm by Paul Donoghue, seconded by Karen Sarnowski. Opposed 0, Abstained 0, In Favor 12

A motion was made to exit Executive Session at 9:18pm by Paul Donoghue, seconded by Joe Marino. Opposed 0, Abstentions 0, In Favor 12

Committee Reports:

A) Activities: no report

B) Beach: no report

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C) Boathouse: no report

D) Clubhouse: The drywall has been repaired, and the ceiling is repaired with all lights currently down pending new LED going in this week. The front timbers were power washed and stained.

E) Dam:

The Committee met on April 11th to review the newly updated Emergency Action Plan which has been distributed to all 9 stakeholders. The Committee also discussed the routine inspections, and a call was made to Dam Safety regarding our request to extend the date for inundation mapping completion.

F) Bylaws, Rules & Regulations: no report

G) Docks:

Current Aps:

Lakefront – 4 Assigned; 1 In process to come into Rules & Regulations; 3 Not yet approved. NOTE: As properties change hands, non-standard docks need to come into compliance with the 4' x 18' regulation.

Across Street – 1 Assigned

Non-Lakefront – 1 Assigned; 14 To be Assigned

Assigning has started for this season and will continue until all on the list are assigned or all spots are taken up.

The remainder of possible dock locations is very, very limited. We are addressing the development of two dock spaces at Asbury Ct. and the moving of one dock location in CH Cove to allow for one additional spot in that cove. In all likelihood we will have to suggest dock sharing to many of the applicants until existing docks are relinquished.

With that said, a Carrying Capacity study is being planned, so we may want to limit any dock space development until that is completed and the results studied.

Security was given one of the docks that were abandoned on parklands and also the jet ski ramp to use for Security needs.

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Time will need to be spent inspecting the new docks installed as a result of late season assigning in 2020. To date one dock from that time period was installed and inspected.

The committee did receive one price proposal for new Dock Plates. It has been very difficult to find companies that make new plates. Discussion with the office about institute a new numbering system for the lake beginning with a code for the cove or specific area followed by consecutive numbers, which will help with quick identification of dock locations. For example, Clubhouse Cove would be numbered as CH – 1, CH – 2, etc. It is recommended that once new plates are issued that we institute a replacement fee, since it will cost money and time to replace plates, and the plates should last a long time. Discussion is still ongoing about whether to replace all the plates at once or to phase them in over a couple of years to make the process more manageable for staff.

H) Dredging: no report

I) Easement: no report

J) Entertainment: no report

K) Environmental:

A motion was made to approve the contract with Princeton Hydro for a bathymetric study not to exceed \$18,000 at 9:33pm by Paul Donoghue, seconded by Rene Manzo. Opposed 0, Abstentions 0, In Favor 12

The Committee held a meeting outdoors in the Pavilion on March 24th. The current members are Jim Jones, Rene Manzo, Eric Zemsky, Andrew Quirk, David Larsen and non-board members Kathy Straubel, Dave Surman, and Tim Dalton. Karen Sarnowski also attended the meeting. Items discussed were:

1. Bathymetric Study: It is expected that the results will form the basis of negotiations with the Township to get them to clear grits out of the lake during our next drawdown. The committee received three proposals to complete a lake-wide Bathymetric Study

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which will yield a map of the lake and lake bottom contours for both top of silt material and hard pan bottom which can be used for future dredging calculations, identification of areas of concern for infilling, determination of change from past study completed by Princeton Hydro in 2008, and for the impact of accumulated material at storm drain outfalls into the lake.

2. Lake Capacity Study: plan is for two counts to be performed during the busiest weekends of the upcoming summer. When we have the data, we will look for a company to analyze it.

3. Nesting Bald Eagles: A breeding pair has eggs in a nest. In short there should be no disturbance of the eagles within 1000 feet at least until the end of July. It is illegal under state and federal laws to harass or otherwise disturb bald eagles, and there are substantial fines for those convicted, with corporations being fined double. Neighbors in close proximity were given pamphlets regarding nesting eagles along with a copy of the map. In discussions with NJ officials, it was agreed that our behavior should be to keep as far away as possible, while at the same time accommodating those living in close proximity.

Our community is advised that one of the best spots for viewing the eagles which is outside of the 1000' distance is the old firehouse parking lot. Those with binoculars or good cameras will get to take a look/shot from there.

4. Lake Cleanup: Kathy has organized another clean up on the same day that the Township has theirs (April 24th). It will begin at 9:00am. A video is being produced that can be emailed to residents and put on the website to inform the public about our individual roles and potential actions in keeping the lake clean and preventing a Harmful Algae Bloom.

5. Eric presented his work on Erosion control.

6. Large Mouth Bass will be restocked by Larry Kovar later in April. The Fishing Club will assist.

7. A new permit for Canada Geese egg addling has been received for 2021 and the process has begun. The nests are mostly on the islands and not along peripheral shorelines.

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8. Princeton Hydro will begin the Watershed Implementation Plan design for member lakes of WMLA with most of the work to be performed next year.

9. Streets in UGL will be the first area in WM to be cleaned when the Township Road Sweeper is operational.

10. Emerald Ash Borer beetles are destroying Ash trees on Parklands and it appears that nothing can be done to save them. Jim will discuss this with an Arborist.

11. The Association should inform the Public about Zebra Mussels and other invasive species being inadvertently introduced into the Lake.

12. The Chair attended the Fish and Wildlife Annual Meeting.

L) Insurance: no report

M) Legal: **CONFIDENTIAL – for executive session**

N) Master Plan: no report

O) Parklands: no report

Bulkheads:

Encroachments:

P) Publicity & Public Relations: no report

Q) Security: no report

R) Stumps: no report

S) Weeds: no report

T) Ad Hoc Committees: none at present

West Milford Lakes Association: Andrew Quirk, representative

Sue Muhah explained how Advanced Waste Water Treatment Units can be used in lake communities with small lots or other encroachment issues (lakefront, wells, lot lines).

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She also gave an update on the septic pumping ordinance and explained that the records are being digitized to better coordinate tax, building department, and septic records. It is half-done already.

Princeton Hydro/Highlands council grant: WM Council approved funds and PH will be asked for an overview and work schedule.

Upper Mt. Laurel Lake weed removal work has not started. WM capital budget plans begin March 24th.

UGL illegal DPW sweeper dumping: no decision.

DPW road grit sweeping: Ed Steines will be contacted for a schedule or at least an email as to which lake community will be swept. This will allow members to be contacted as to when they should sweep grits to the road

Individual lake concerns: An UGL member wants a large tire beach/sand wheelchair for use. Whose responsibility and liability is it? COLA will be contacted to see if they have dealt with this issue in the past.

Proposed Tennessee gas pipeline compressor station discussion.

April 19th meeting: Kathy Coyman will give a beach and swim regulation update.

UGL Environmental Management Task Force (UEMTF): no report

NJCOLA: no report

Jim Jones left the meeting at 9:34pm.

A motion to adjourn was made at 9:46pm by Paul Donoghue, seconded by Andrew Quirk. Opposed 0, Abstentions 0, In Favor 11

Respectfully submitted,
Margie Culhane, Secretary