

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

Attendance

Becker, Heather	P	Manzo, Rene	E	Zemsky, Eric	E
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	E	Sarnowski, Shelby	E	Open seat	
Larsen, David	E	Zielinski, Gary	P	Open seat	

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 7:18pm by Dennis Decina

A motion was made to approve the August 2020 Annual Meeting Minutes at 7:20pm by Karen Sarnowski, seconded by Debra Morrison. Opposed 0, Abstained 3, In Favor 6

A motion was made to approve the May 2021 Regular Meeting and Executive Session Minutes at 7:21pm by Paul Donoghue, seconded by Doug Grayson. Opposed 0, Abstained 2, In Favor 7

A motion was made to approve the June 2021 Regular Meeting and Executive Session Minutes at 7:22pm by Paul Donoghue, seconded by Andrew Quirk. Opposed 0, Abstained 1, In Favor 8

A motion was made to approve the June 2021 Public Meeting Minutes at 7:24pm by Joe Marino, seconded by Doug Grayson. Opposed 0, Abstained 2, In Favor 7

Correspondence:

1. Requests a solution to large flock of geese on the lake
2. Reports on the substantial number of boats and docks with no stickers
3. Letter with questions about the 2019 audit
4. Report of parking on Dover Road that blocks access to Parklands

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A motion was made to move to Executive Session at 8:12pm by Joe Marino, seconded by Paul Donoghue. Opposed 0, Abstained 0, In Favor 9

A motion was made to exit Executive Session at 9:22pm by Paul Donoghue, seconded by Gary Zielinski. Opposed 0, Abstained 0, In Favor 9

Membership Secretary Report:

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

POA – 675 (581)

Double Docks – 10 (10)

Tenants – 16 (9)

Specials – 9 (7)

Total POA – 710 (607)

Total Easement – 1445 (1357) – Easement Only - 735 (750)

We gained another 72 POA memberships and lost 14 Easement from last month. What does this mean? Fourteen Easement Only members paid during the month to become POA members. We are 55 POA memberships over this season's budget goal of 655 (includes Tenants, Specials & Double Docks).

Mail and email have been sent to delinquent dock holders. We continue to get payments in daily. Those that we do not collect that are accessible docks will be assigned to those who have been waiting for Dock Assignments. The more recent dock assignments were reviewed to be sure that they were all captured in the system.

Easements are running in line with more recent years. We have received a number of requests to pay membership over a few months' time and that is going well.

Treasurer's Report:

A motion was made to fund the UGLPOA sinking/reserve fund at 100% and the Easement sinking/reserve funds at 75% at 9:37pm by Joe Marino, seconded by Andrew Quirk. Opposed 0, Abstained 0, In Favor 9

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A motion was made to approve proposal 31221T from Longstaff Paving with the amount not to exceed \$23,000+tax to do the paving for clubhouse parking lot at 9:40pm by Paul Donoghue, seconded by Doug Grayson. Opposed 0, Abstained 0, In Favor 9

Not having a treasurer, as a past treasurer, below are Paul Donoghue's comments on the June financials:

Report for June 2021:

Easement:

We've received 72% of the annual easement fees, a small increase of 3% since last month, and an additional \$54.2K in easement fees from past years, putting us at 84% of budget for collections for the year. Allowable spend for discretionary budget items is at 60% of budget.

In past years, prior year past due easement collections have made up for any shortfall in current year easement fees received. As has been predicted for the past several years, as we collect most of the collectible past due amounts, the amount collected for past due accounts will decrease each year. We are seeing this happen this year.

Expense wise, security expenses are at 64% and weed control is at 89% of allowable spend with most of the summer remaining. We may need to utilize contingency funds for additional weed treatments.

The board should look at starting to pay off the dredging loan to the state of NJ. We have approximately \$800 thousand due on the loan and are paying 2% interest. We are not earning 2% on our investments. Starting and even accelerating payments on the loan would save the Association money. A through cash analysis would need to be done to develop an accelerated payment schedule.

POA:

We are at 108% of the budgeted 625 POA members with 55 paid memberships more than we budgeted for, amounting to additional \$15,125. From this we need to deduct the budgeted clubhouse rental income that we did not receive of \$13,600, leaving an excess income of \$1,525. We've spent very little of the clubhouse payroll, currently just over \$6,500 is unspent, and we have not spent the \$3,000 steward payroll. If we don't

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expect to spend the unused payroll and so add the \$9,500 back to the \$1,525, we are \$11,025 excess revenue. We still have 40 unpaid POA memberships for existing docks: assuming we receive at least 30 more payments this year, that's an additional \$8,250 for a potential total excess income of \$19,275. This assumes that all other expenses come in at or under projections.

Clubhouse maintenance is at 105% spend of their annual budget. This is a serious concern. We will need to very carefully manage Clubhouse maintenance expenses, especially since we don't expect to receive any Clubhouse rental income this year.

We budgeted for \$13,600 in Clubhouse rentals, of which we are unlikely to receive much, if any. We also budgeted for \$10,500 for clubhouse payroll and steward expenses, of which we have spent less than a \$1,000. Assuming Clubhouse payroll is primarily related to rentals, as is all of the stewards' expense, that means net profits from renting would be about \$2,100 annually. The board should consider if the minor income is worth the expense of the additional wear and tear on the clubhouse.

There is just under \$40K in the clubhouse capital improvement fund and there is an additional \$30K yet to be funded from this year. We should reevaluate the remaining asset life and replacement costs to properly schedule and budget future capital improvements.

The beach is just getting started for the season, so there is not much to review for June.

It was noted that Weeds expenses are on the rise.

A cash analysis will be performed re prepayments on the dredging loan.

A motion was made to approve the June 2021 financials at 9:45pm by Joe Marino, seconded by Karen Sarnowski. Opposed 0, Abstained 0, In Favor 9

A motion was made to increase the UGLPOA dues for 2022 to \$288.00 at 10:47pm by Paul Donoghue, seconded by Heather Becker. Opposed 0, Abstained 0, In Favor 7

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Committee Reports:

A) Activities:

Events planned for the fall include a vendor event/craft fair (same week as town garage sale), a Trunk or Treat in October, and possibly a fall bonfire and country line dancing night. More volunteers are needed - anyone who wants to volunteer at these events can leave their name and number at the office and will be contacted.

B) Beach:

Toilet seats in the beach bathrooms were upgraded to commercial grade. Report that access to the salt hopper is blocked and it needs service and salt. Recommended that there be a schedule for purchasing salt. There is a suggestion that the beach rules that are on the gate sign be added to the Rules & Regulations.

C) Boathouse: no report

D) Clubhouse: no report

E) Dam: no report

F) Bylaws, Rules & Regulations: no report

G) Docks:

(7) Non – Lakefront to be Assigned

(3) Lakefront to be Assigned

(1) Repair

(7) New Applicants not documented in Spreadsheet yet

Dock assigning got bogged down due to a committee member having personal issues and to other dock issues taking up (too much) time. Scheduling of appointments has restarted.

A reminder that the rule for oversized docks is that they must be brought up to conformity with the allowed standard size of 4x18 when a house sells.

H) Dredging: no report

I) Easement: no report

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J) Entertainment: no report

K) Environmental:

The Committee is considering analyzing soil samples at Parkland sites where recent construction occurred, particularly where the Essex, Hudson and Passaic Soil Conservation District office have open certifications.

The Moe Mountain Bass Fishing Club are concerned that the average weight of Bass caught is a half-pound less than last year and the heaviest fish is one pound less.

<u>Year</u>	<u>Av. Weight</u>	<u>Heaviest Fish</u>
2021	1.81lbs	3.53lbs
2020	2.32lbs	4.56lbs
2019	2.36lbs	4.88lbs
2018	2.23lbs	4.37lbs
2016	2.01lbs	3.94lbs

The Club is concerned that the reduced weight may reflect a loss of food sources in the lake, either due to a reduced number of suitable fry, or a loss of crayfish which the bass usually feed heavily on, or a loss of suitable cover for both the bass and bait-fish. However, the fish that were introduced into the Lake last month appear healthy.

On July 3rd at 7:00am members of the Security and Environmental Committees counted the number of docked boats. Powered and non-powered were included and the results are being cross referenced with the number of stickers issued:

Lakefront and Lake adjacent homes=304

Pontoons=200

Powered non-pontoon=139,

Total # of powered boats = 239

Jet-skis= 63

Sailboats=11

Kayak/Canoe/Paddle/ Pedalboats= 518

Docks= 584.

Conclusion: We have many vacant or unused docks.

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Different types of aerators continue to be studied for possible future use in problem areas of the Lake.

L) Insurance:

The renewal coverages are in effect, as discussed. Inquiries have begun of our insurance agent/agency re the level of cyber insurance and options available to obtain additional coverage. The questionnaire has been to the Executive Committee to obtain a quote for additional cyber insurance after their discussion. We can add this coverage at any time should we wish to.

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

N) Master Plan: no report

O) Parklands: no report

Bulkheads:

Encroachments:

P) Publicity & Public Relations:

Photos of Doug and the new Clubhouse cupola were sent to the West Milford Messenger with text for publication.

Q) Security:

Doug Grayson has been appointed interim chair.

Boat counts:

Sunday July 4th at 2:00pm: non-docked 27 boats, 2 jetskis, 5 kayaks.

Monday July 5th at 3:30pm: 59 boats of which 90% were anchored.

Drone pictures are forthcoming.

R) Stumps: no report

S) Weeds:

The Lake was treated with copper sulfate for increasing algae and associated decreasing Secchi depth. The cost was about 22k which is the same as last year. If we had waited, the levels could have risen to the point where it would not be possible to treat because

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of concerns over releasing potential toxins. Pioneer cove is to be treated for filamentous algae.

Treating weeds could potentially precipitate an algae bloom. So, this year we will probably have more weeds and may have to do harvesting. Depending on environmental factors, we may have to treat again for possible HAB. This will likely be an expensive year and may become more the norm.

T) Ad Hoc Committees: none at present

West Milford Lakes Association: Andrew Quirk, representative

Rene Alessio presented her view on the proposed TG Pipeline Electric compressor to be installed at the Burnt Meadow Rd site. Information available at:
www.stopthecompressor.org and www.empowernewjersey.com

UGL Environmental Management Task Force (UEMTF): no report

New Business:

Dennis Decina presented for discussion several bids for placing a system of finger docks in Firehouse Cove to allow for the addition of 8-16 new docks. Such a system would need approval at the November Annual Easement Meeting.

**A motion to adjourn was made at 11:14pm by Dennis Decina, approved by
acclamation.**

Respectfully submitted,
Margie Culhane, Secretary