

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
September 13, 2022**

Attendance

Becker, Heather	P	Jones, Jim	P	Quirk, Andrew	P
Culhane, Margie	P	Klimek, Kylie	E	Sarnowski, Karen	P
Donoghue, Paul	P	Manzo, Rene	P	Zielinski, Gary	P
Engleman, Lauren	E	Morrison, Debra	P		
Grayson, Doug	P	Nicosia, Jessica	E	Open seat	
Giannantonio, Anthony	P	Nietzer, Laura	P	Open seat	
Gianniotis, Terry	P	Pyle, Selena	E	Open seat	

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

Attorney Present – James Romer Y/N

Public Session:

Ken Hall came to report to the Board on security issues with a focus on repeat offenders and violations of the Easement.

Mark Gunther, 2 Kingsland, report on conditions of the empty lot/paper road section of Morsemere. It looks like part of his yard so he takes care of it. Neighbor at 19 Dunham has built an encroaching fence on part of it (for his pool) and continues to dump leaves and other debris in that area. This neighbor has called the police twice on Mark for trespassing. Advised him to pull the tax map and see who owns it.

With a quorum present, the meeting was called to order at 6:21 by Paul Donoghue.

Paul introduced Laura Nietzer to the Board and welcomed her.

Dennis Decina was thanked for his time and contributions to the Board and the Lake.

Nominations for Executive Committee:

President – Terry Gianniotis nominated by Margie Culhane, seconded by Karen Sarnowski

Vice President – Paul Donoghue nominated by Terry Gianniotis, seconded by Karen Sarnowski

Secretary – Margie Culhane nominated by Karen Sarnowski, seconded by Debra Morrison

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Membership Secretary – Karen Sarnowski nominated by Margie Culhane, seconded by Debra Morrison

Treasurer – Jessica Nicosia nominated by Heather Becker, seconded by Terry Gianniotis

The Executive Committee nominees were approved by acclamation.

Terry introduced herself and shared her ideas for the coming year.

A motion was made at 6:58pm to move to Executive Session by Paul Donoghue, seconded by Anthony Giannantonio.

In Favor 12 Abstentions 0 Opposed 0

A motion was made at 8:32pm to exit Executive Session by Paul Donoghue, seconded by Karen Sarnowski.

In Favor 12 Abstentions 0 Opposed 0

A motion was made to approve the August 2022 Regular Meeting and Executive Session Minutes at 8:34pm by Paul Donoghue, seconded by Heather Becker.

In Favor 9 Abstentions 3 Opposed 0

A motion was made to approve the August 2022 Public Meeting Minutes at 8:35pm by Anthony Giannantonio, seconded by Paul Donoghue.

In Favor 8 Abstentions 4 Opposed 0

Correspondence:

1. 4 Clubhouse Trail - notification of flood hazard area permit in connection with construction of a new single-family home (POA can submit comments).

Membership Secretary Report:

Current Membership as of end of July 2022 (compared to 2021 numbers in parentheses)

POA – 756 (713)

Double Docks – 10 (10)

Tenants – 9 (19)

Specials – 9 (9)

Total POA - 784 (751)

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Total Easement – 1585 (1506)/Easement Only – 801 (755)

We ended our summer season with super high statistics!!

Our collection rate for on-time easement payments is at 79%. Our total collection rate is a bit different in that it includes the collection of past due amounts, either through recent property sales, collection efforts, or households now wanting to use the lake for beach or dock use so they paid up past dues to become a member of the POA. This rate is at 95.64%. Our goal is to be over 80% of our population of 2,015 community households, so with 79% we are very close. One of the other remarkable stats excluding our bounding POA membership is our Easement Only households paying category is up to 46 properties, higher than one year ago. Coupled with the additional 33 POA members, we have added a total of 79 properties now paying on a current basis than last year! All good news!

To date we have collected over \$79K in past due Easement Fees (as compared to \$78K last year and \$68K in 2020 at this time of the year). Looks like we may end up exceeding prior years if the current trend continues, which doesn't really fall in line with our past assertion that collections will be falling off. Time will tell at this point.

Our 784 POA members broke last month's record setting numbers, but we may have a few more once we finish out the year and ensure that all new dock members have paid.

A letter is being prepared to go out to any property owners or landscapers who are seen blowing leaves into the lake. An eblast and social media posts are being drafted to go out soon asking people to know blow leaves into the lake. Anyone witnessing this activity should report it to the Office.

Treasurer's Report:

We continue to work through the account consolidation. There were many accounts that had very outdated signatories, checks, etc., and we are actively moving money to RBC and updating files. Hopefully we will have this complete by the end of September.

Tanya is fully engaged on our 2021 audit and delivering the required backup information. So far, no issues. The auditing firm expects it to be completed this fall.

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A motion was made at 8:52pm to change all financial institutions' approved signatories as follows:

**President: Terry Gianniotis Vice President: Paul Donoghue
Secretary: Margaret J Culhane Treasurer: Jessica Nicosia
Membership Secretary: Karen Sarnowski**

by Paul Donoghue, seconded by Laura Nietzer.

In Favor 12 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: Heather Becker

Discussion of using a pay service like Venmo for activities events.

B) Beach: Kylie Klimek

Debra Morrison reported on her discussion with insurance re Aquapark. The Committee is holding a fundraiser to replace the playground equipment.

C) Boathouse: Doug Grayson no report

D) Clubhouse: Gary Zielinski and Doug Grayson

The heat exchangers are leaking water so the committee is checking prices to replace the unit.

E) Dam: Andrew Quirk

Snapping turtles are frequently in the outflow pipe at the pump house. Mountain Landscaping cleared vegetation from the upslope side of the Dam rip rap and cleaned fireworks debris from the area. The latter included wading into the Lake up to chest height. It is recommended that a Contractor be hired each year for Fireworks clean-up. A bag of debris from the fireworks was passed around for the Board to examine.

F) Bylaws, Rules & Regs: Paul Donoghue no report

G) Docks: Karen Sarnowski

Discussion of budget to develop areas for additional dock space, could reassign a couple to the new area and have possible volunteers. 27 waiting list, 2 repair. Received

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an email from a dock owner complaining of low water issue near his dock. We will be making our own dock plates next spring using a Cricut.

H) Dredging: no chair, no report

I) Easement: Terry Gianniotis

The 2022 Easement Meeting will be Sunday November 6, 2022 at 10:00am. Please come early to help set up. Relevant committee chairs, please remember to submit your committee reports.

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Blueberry Island was checked after comments at the POA Budget Annual meeting. Glass pieces there are from years of abuse and littering and do not appear to be recently deposited. Another clean up can be arranged in addition to the September Fall Town Wide event. Residents have piled rocks in the water at the western tip of Blueberry Island and a tree has fallen down due to erosion from wave action.

Mountain Landscaping did an excellent job cleaning up waste cardboard, plastic, foil, and other debris from the fireworks, but inevitably each year some debris is missed (examples were shown to the Board). Several residents also commented on the fine chemical grit/dust that fell into their boats.

The Board should be aware that the New Hampshire Department of Environmental Services has published the following:

"In addition to the debris from fireworks that can litter and contaminate the local lakes, the chemicals that land in the water are noted as harmful, based upon a study from the New Hampshire Department of Environmental Services. A common chemical that is released in fireworks is ammonium perchlorate, which is known to contaminate ground and surface waters, and can cause harm to aquatic creatures residing in the lake. Further, copper compounds, sulfur dioxide, lead nitrate and lead chloride are released when fireworks are let off, and can be a hazard to the environment."

The Committee continues to liaise with the Weeds Committee to decrease lyngbya that has accumulated in Audubon, Dover, and other coves. An aerator will be purchased, and possible mechanical extraction of weeds will be attempted in the future as

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numerous docks were inundated by the weed and could not be used for entry into the water for swimming.

Passaic County was declared to be in a “severe drought” condition by the State, and on Labor Day the water level was 9 inches below crest. The low level of water is caused by evaporation, and we are fortunate again this year to have escaped from having a harmful algae bloom. Levels of phosphorus, suspended solids, and nitrogen have been tested by Princeton Hydro and are acceptable. Algae cell counts are scheduled for this week.

The Committee notes that even in a drought and low water level situation, some residents use Lake water for irrigation, and a commercial Tree and Shrub Spraying Company takes 300 gallons each day.

L) Insurance: Debra Morrison

M) Legal: Paul Donoghue, Confidential for Executive Session

N) Master Plan: Paul Donoghue, no report

O) Parklands: Jim Jones

Property owner on Lakeshore was warned the second time about cutting down trees on Parklands.

Bulkheads: Heather Becker

Encroachments:

P) Publicity & Public Relations: Lauren Engleman

Email went out on boat safety - Navigational /docking lights – and will be posted to social media. We are sourcing options for an “old fashioned” manual announcement board as alternative to digital sign. Will present once we have more details, options, pricing, and quotes.

The Announcement Board was updated.

Correspondence with local newspaper for write up about UGL Day spearheaded by Margie with the help of Heather and Terry.

Q) Security: Doug Grayson resigned as Security Chair.

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R) Stumps: Jim Jones, no report

S) Weeds: Rene Manzo

Water clarity is very good despite the heat. Weeds act like a bio filter and also prevent algae blooms. Main concern during the year is to prevent a harmful algae bloom and restrict lake use. We did not have to treat for a harmful algae bloom this year.

We will still treat some areas with lyngbya algae this week including Audubon cove again, Pioneer canal, and Dover cove, as it may stay warmer longer this fall. We can only treat until the end of September.

Plan to purchase a water circulation device for Audubon cove as a test. Owners agreed to let us use their electric as a trial.

Would like to get a metered electric service on Parklands in Audubon for use in aeration and water circulation.

T) West Milford Lakes Association: Andrew Quirk, representative
No meetings in the summer.

NJCOLA: No meeting and no report

**A motion to adjourn was made at 9:50pm by Paul Donoghue, seconded by Heather
Becker. Approved by Acclamation.**

Respectfully submitted,

Margie Culhane, Secretary