

Public Meeting: Easement

November 19, 2017

ATTENDANCE:

Donoghue, Paul..... P	Dowling, Kristen.....P	Veninger, John P
Dowling, Kristen.....P	Manzo, Rene P	Quirk, Andrew P
Colnaghi, Warren..... P	Grala, Ed..... P	Zielinski, Gary..... E
Patton, Jim.....P	Sarnowski, Karen..... P	Gerace, Nicole..... P
Jones, Jim P	Straubel, Kathy P	Decina, Dennis P
	Marino, Joe..... P	Sarnowski, Shelby.....P

P= Present E = Excused A= Absent

Attorney Present: James Romer.....P.

NUMBER OF MEMBERS ATTENDING: approximately 17 + board members

Committee Reports Given:

Activities [] Beach [] Boathouse [] By-Laws [] Club House []
Dam Safety [x] Docks [] Dredging [x] Easement [x] Encroachment []
Environment [x] Insurance [] Legal [] Master Plan [] Membership [x] Parklands [x]
Publicity [] Security [x] Stumps [x] Township [] Weeds [x]

Topics Discussed:

Parklands: Jim Jones:

Old firehouse was paved and planted; more improvements are slated for Sunset Park and the Firehouse; Jim would like to clean up parklands so they can be used by all members.

Member asked about how long permits would be good for and if stream near firehouse was assessed. Jim will be sure to discuss this with the town engineer.

Member asked about silt runoff in Audubon cove. A new storm drain has been installed and will be addressed during dredging project.

POA island has been fenced to prevent goose infiltration

Stumps: Jim Jones:

Stumps have been removed as well as trees that have fallen.

Dam: Andrew Quirk:

Andrew thanked volunteers who helped clean up dam area. Installed a padlock gate, shingles on valve house roof were repaired; Trash rack installation did not occur due to scheduling.

Security: Joe Marino:

Joe discussed a new email for members to contact security: security@uglpoa.com

Environmental:

Water quality assessment has been completed; full report due at end of the year; short reports showed lake to be healthy

Kathy has been in contact with the town in trying to get trees planted on parklands through the pipeline agreement. This will hopefully be done in the spring.

Andrew discussed applying for the egg addling permit; volunteers should sign the sign- up sheet

Weeds: Rene Manzo:

Aquatic Analysts are our lake treatment company; water quality has been very good this year

Member questioned that Mt. Laurel cove has been inundated this year with weeds. Rene suggested emailing the association to report coves that should be addressed.

Storm Drain Retrofit:

Karen discussed that the storm drain in Sewell has been replaced. We still need to sign off on the work being done correctly. There are 3 or 4 more years in the schedule of the retrofits.

Dredging: Shelby Sarnowski:

We are negotiating with the town to get them to cosign the loan.

We have created an engineering request for proposal.

We have held a community workshop to help in determining which coves will be prioritized.

Member asked when next drawdown will occur. Most likely next winter 2018

Member asked about workshop. Shelby explained that we ranked the coves based on many variables. This will be a guide in prioritizing which coves need to be addressed

Boat launch, Audubon, Firehouse, Laramie, Witte, Sewell, Dover, Bridge Run Bay, Mt. Laurel canal, Jug,

Has an engineer been engaged? Not until loan is finalized.

Why is loan taking so long? Town is taking a long time to approve.

Membership secretary: Karen Sarnowski:

Karen discussed the methods of collections that we employ: our office manager, a collection agency and a collection agency.

A breakdown of the collection of past due easement fees was provided to the membership as well as a breakdown of how the properties (unimproved and improved) are being addressed. See attached charts.

In short, past due collections have increased substantially over the last 5 years. Our methods, specifically our office manager's efforts, have been responsible for this increase.

What did we spend on lawyers for collections? Less than \$4000.

Member questioned if past due bar chart are gross or net? Amount we collected, not including the cost to collect. A very high portion of this is due to our office manager.

Member questioned why town's assessed value is used? Unimproved assessments are only number we have to go by. These amounts are probably very high.

Member questioned why when we take a lien we don't foreclose? Not financially in our best interest – any mortgages, etc. would come first.

A member thanked the board for diligently recovering these past due fees.

Member asked about a recommendation that she made of Dolan and Dolan as a collection company. Another member also suggested we meet with Dolan and Dolan. Why would we not check them out? We have a good relationship with our attorney and we have had great success with them.

Member asked for copy of statistics discussed in membership secretary's report. She will be given a copy.

Treasurer:

Nicole reported that the easement is in a strong financial position. We have a year of expenses in reserve.

A member asked about investments. Nicole is meeting with a financial advisor this week to discuss investments.

Joe mentioned Breakfast with Santa is on December 9, 2017, there will be collection of non-perishable food and personal hygiene products.

Questions asked by Members:

Will stumps also be removed during dredging and piled up in the vacant lot? If necessary, they will be removed, but they will be carted away.

Respectfully submitted by Kathy Straubel