

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
April 5, 2016**

**ATTENDANCE:**

		Jones, Jim	P	Veninger, John	E
Burr, Rob	P				
Colnaghi, Warren	E	Manzo, Rene	E	Zielinski, Gary	E
Vasertriger, Oleg	P	Nietzer, Laura	P		
		Sarnowski, Karen	P	Rees, Ginny	P
		Straubel, Kathy	P	Decina, Dennis	P
		Quirk, Andrew	P	Donoghue, Paul	P*

**P= Present      E = Excused      A= Absent      P\*present via Skype**

Attorney Present: James Romer     yes     no

With a quorum present, the meeting was called to order at 7: 26 pm by Andrew Quirk

**Public Session:**

A resident from 6 Gladstone Rd. addressed the board. The POA member above attended the easement portion of the meeting in order to discuss her issue with getting a dock. She was concerned that it has been over a year and she hasn't been assigned a dock, yet. Karen explained how the dock process works. She will check the list and get back to Ms. Marcella.

A motion was made by Rob Burr and seconded by Karen Sarnowski to approve the regular meeting minutes for February, 2016, as corrected.

7 yeas; 0 no's; 2 abstention

**Correspondence:**

116 Point Breeze Drive sent a notification of installation of a septic system. Since this is across the

street from the lake it should not be an issue.

James Harrington – Leader of scout troop – sent a letter of apology regarding issue with scouts damaging UGL clubhouse property.

24 Yearling Trail sent a cease and desist letter in regards to payment of easement dues to the Mt. Laurel Beach Club and cc'd the board.

125 Point Breeze Rd. notified the board of a zoning permit for porch and garage.

14 Ellisdale Rd. notified the board of a zoning permit for a fence which is not near the lake.

525 Warwick Turnpike sent a notice about a garage addition which is not near lake.

### **Membership Secretary's Report:**

Karen Sarnowski reported that there are 449 POA memberships this year, with 12 double docks, 9 tenants, and 0 specials for a grand total of 470. Above last year's totals at this time. There are a total of 1149 easement members.

A tenant at 103 Lakeshore has a dock and has been a POA member for 6 years. The landlord hasn't been paying easement for years. The landlord is nonresponsive to requests for payment. Paul Donoghue stated that according to rules/regs the easement must be paid in addition to the POA, so tenant can't be a POA member without easement being paid.

### **Treasurer's Report:**

Paul Donoghue reported that we did not vote on January or February financials so this report will take us through March. The easement collections are ahead of last year.

A proposed increase of dues to support the POA budget will be discussed on June 6. POA. Collections are ahead of last year.

A bill from Barbarese has been received for removing the top ties, replacing the ties, resetting the docks in the clubhouse area and remediating the earth. This is a POA item.

Jim Jones made a motion to pay Barbarese out of the POA earmarked monies; Rob Burr seconded.

9 yeas 0 no's 0 abstentions

Rob Burr made a motion to approve the March financials; Ginny Rees seconded.

9 yeas; 0 no's 0 abstentions

2016 budget

Laura Nietzer made a motion to use the budget as stated; Rob Burr seconded.

Yea's 8 no's 1 abstentions 0

**Unfinished Business:**

**Graffiti on township property:** no report

**Unpaved roads:** No new information

**Review of Master Plan submissions:** no new information

**Retaining Wall:** Karen Sarnowski reported that the permits for the retaining wall have been approved. Permits are good for five years. Discussion ensued around tabling retaining wall replacement until next year.

**SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

**COMMITTEE REPORTS:**

**Activities:** Ginny Rees reported that a yoga class will be offered to the members. The yoga instructor is personally insured for teaching at the UGL clubhouse.

**Beach:** Sabrina is beach manager again this year. The beach will be open later on Wednesdays with multiple activities for the kids. Laura Nietzer scheduled the removal of the barges from the beach with Jim Jones, so sand can be delivered and spread prior to beach opening.

**Boathouse:** no report

**By-Laws/Rules/Regs:** no report

**Clubhouse:** Karen Sarnowski reported that Gary Zielinski was having trouble getting multiple bids for the geothermal system.

**Computers:** A new scanner was purchased for the office; a new copier may be needed, as well.

**Dams:** Andrew Quirk reported that the regular inspection will be done in June. The trash rack will be installed.

**Docks:** Karen Sarnowski reported that she has new applications and will start assigning when the weather gets warmer.

**Dredging:** no report

**Easement:** An Easement meeting was held on April 5, 2016 at 7pm. (see Public Session)

**Encroachment:** Point Breeze patio – Tanya was in contact with the new owner and she requested a deed and information from them.

**Environment:** Kathy Straubel reported that the spring cleanup will be held 4/23. Stream assessment will be on 4/30. Montclair State faculty were contacted by Andrew Quirk. They suggested that they could do a review of the lake assessment that was done in 2008. \$700/testing site. We need to come up with sites that we want tested. Andrew proposed offering a scholarship for a graduate student to come up with a study they would like to do on the lake. The scholarship amount proposed was \$2000-\$4000.

**Entertainment:** no report

**Executive:** no report

**Insurance:** Paul Donoghue asked why we switched brokers. Jim Jones recalls that a new broker was found based on lower rates. A discussion ensued about finding a new broker since the current one has been unresponsive in the past.

**Legal:** Tanya has packaged 31 collections accounts for our legal counsel to address. These are people who are over \$4000 in debt to UGL easement/POA. She weeded out the properties that were undeveloped.

**Master Plan:** no report

**Parklands:** Jim Jones reported that there is an abutment for a dock on the POA island. A BBQ pit will also be installed. Jim spoke to the resident that put a beach in on parklands in Yardville Cove. The member with the beach on Sewell Rd. needs to have a letter sent to tell them to remove the sand they installed. A follow up letter should be sent after a representative from the board speaks with residents not in compliance with parklands regulations to summarize what was discussed. Karen Sarnowski mentioned some stumps that have accumulated by Racetrack cove.

**Publicity:** Oleg Vasertriger has been working on the website.

**Newsletter:** Oleg would like everyone to contribute to the newsletter at the next meeting.

**Security:** Kathy Straubel is scheduling a meeting for the security members in the next two weeks.

**Stumps:** no report

**Township:** Andrew Quirk reported that the lakes committee had a meeting regarding living with Canada geese. They suggest egg addling to deal with large amounts of geese. A permit is required to do this.

**Weeds:** no report

**Ad hoc committees:**

**Storm drains:** No report

**New Business**

A motion was made by Laura Nietzer and was seconded by Kathy Straubel to adjourn the meeting at 9:56pm.

Approved by acclamation.

*Respectfully submitted by Kathy Straubel*