

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
March 17, 2015**

**ATTENDANCE:**

Bartyzel, Ken	E	Jones, Jim	E	Veninger, John	P
Burr, Rob	P				
Colnaghi, Warren	E	Manzo, Rene	A	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	P	Pojedinec, Jane	A
		Straubel, Kathy	P	Decina, Dennis	E
Igielski, Edward	A	Quirk, Andrew	P	Donoghue, Paul	P
				Martucci, Greg	E

**P= Present            E = Excused            A= Absent**

Attorney Present: James Romer     yes     no

With a quorum present, the meeting was called to order at 7: 31pm by President John Veninger.

**Public Session:**

Paul Donoghue, a past board member, attended the meeting and expressed interest in becoming a member again.

A motion was made by Laura Nietzer to appoint Paul Donoghue to whichever open term has the least amount of time available. Andy Fineman seconded the motion.

8 yeas; 0 nos; 0 abstentions

**Correspondance:**

A letter was sent by a member requesting that the board do something about the snowmobiles, etc. late at night. It was suggested that a notice about the noise ordinance be posted on the website and the newsletter.

The West Milford Township notified us about the annual volunteer award.

A zoning ordinance was received for 125 Point Breeze Dr. regarding a 90% teardown.

Andrea Powers, a local yoga instructor, would like to offer stand-up paddleboard classes at UGL. The board discussed forming a policy regarding commercial activities offered to UGL easement/POA members. The rules and regs committee needs to discuss a policy for this type of activity. The activities chair will contact Ms. Powers.

A motion was made by Laura Nietzer and seconded by Jason Horn to approve the regular meeting minutes, as corrected, for February, 2015.

6 yeas; 0 nos; 3 abstentions

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

Karen Sarnowski reported that we have 229 paid easements and 124 POA memberships for a total of 353. Some members are requesting a bill showing how past fees, etc, have been calculated. Upon researching this, Tanya has found an example of bills paid and not updated from years before. Karen will discuss hiring someone to customize QuickBooks so this doesn't happen going forward.

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

Rob Burr reported that the easement has fully funded the dam escrow account, the motor purchases account, the stump sinking fund and the future dredging fund.

Rob and Jane Pojedinec are meeting with a different accounting firm in April to see what they can offer us.

Karen Sarnowski made a motion to accept the treasurer's report as amended. Laura Nietzer seconded the motion.

7 yeas, 0 nos, 1 abstention

### **Unfinished Business:**

**Graffiti on township property:** Karen Sarnowski will give Tanya names of contractors who are able to treat the dam to make it graffiti-proof.

**Unpaved roads:** No new information

**Review of Master Plan submissions:** Jane Pojedinec will assist chairs in completing their master plan submissions.

**Bulkhead:** Andrew Quirk reported that he and Jim Jones met with a contractor who will be giving us a bid. This contractor will make his own dam, so we may not have to have a large drawdown.

Karen Sarnowski relayed the concern of the environmental committee for fish survival during a drawdown.. Inflatable dams are a possible option for preserving the water level to allow the fish to survive. We would need two sections of these dams.

## **SPECIAL PROJECTS**

**Short Term Projects:** none

**Long Term Projects:** none

## **COMMITTEE REPORTS:**

**Activities:** Kathy Straubel reported that comedy night was a success. The St. Patrick's Day party was also a great success. The Bunny breakfast will be held on Saturday, March 28 at 9am. A new bunny suit was purchased.

**Beach:** Laura Nietzer reported that Sabrina will be the beach manager this summer. The date of the Hot dog roast may be moved to July.

The teen membership fee was discussed. Laura would like to look into liability with Jim Romer and have a code of conduct be established that teens and parents must sign. If code of conduct is violated, the teen may be ejected. John Veninger suggested that the code of conduct should extend to all beach members.

Jason Horn mentioned that we may need to buy a larger amount of sand in the future since the beach seems to be shrinking.

**Boathouse:** Rob Burr reported that a combination lock has been installed. He will have garage doors looked at, as they are deteriorating.

**By-Laws/Rules/Regs:** The committee needs to address rules for bubblers, the noise ordinance and criteria for commercial activities being run on the lake.

**Clubhouse:** Andy Fineman reported that there has been a problem with the heat in the office, but it has been corrected. John Veninger asked if the heater that was bought from Gander Mtn. has been returned. Andy will follow up. Gary Zielinski said that Barbarese should be starting construction on the beams in April.

**Computers:** No report

**Dams:** Ed Igielski needs to get the report from the engineer to send to the state.

**Docks:** Karen Sarnowski will speak to Greg Martucci about being the co-chair on the dock committee. Karen suggested that the dock list be maintained on DropBox so all chairs, etc. can access it. A clubhouse cove dock has an issue with a neighboring dock which impedes on his dock space. A letter will be sent to the impeding dock owner with a deadline to fix his dock or the dock reverts back to the POA.

**Dredging:** Rob Burr reported that he has copied paperwork from Karen Sarnowski's files in reference to future dredging.

**Easement:** An Easement meeting was held on March 17, 2015 at 7pm. (see Public Session)

**Encroachment:** No report

**Environment:** Andrew Quirk reported that the Stream Ambassadors assessment workshop will be held on 4/11 and the spring clean-up will be held on 4/25.

**Entertainment:** no report

**Executive:** John Veninger reported that he received an email stating that Paul Guglielmo resigned from the board.

**Insurance:** No report.

**Legal:** no report

**Master Plan:** . no report

**Parklands:** no report

**Publicity:** no report

**Newsletter:** Karen Sarnowski found typos in newsletter. These need to be fixed before it is sent out.

**Security:** No report

**Stumps:** No report

**Township:** Laura Nietzer reported from Paul Nietzer about the Lakes committee. There will be a COLA meeting held at Lake Mohawk on Saturday, March 21.

**Weeds:** No report.

**Ad hoc committees:**

**Storm drains:** See public session

**Independent audit committee:** no report

**New Business:**

A motion was made by Jason Horn and was seconded by Andy Fineman to adjourn the meeting at 9:49pm.

Approved by acclamation.

Minutes respectfully submitted by Kathy Straubel