

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
June 2, 2015**

ATTENDANCE:

		Jones, Jim	E	Veninger, John	E
Burr, Rob	P				
Colnaghi, Warren	P	Manzo, Rene	P	Zielinski, Gary	P
Fineman, Andy	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	P	Pojedinec, Jane	E
		Straubel, Kathy	P	Decina, Dennis	E
		Quirk, Andrew	P	Donoghue, Paul	E
				Martucci, Greg	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: 28pm by Vice-President Jason Horn.

Public Session:

Residents came to speak with the dock committee in regards to a dock issue with a neighboring dock which should be resolved within two weeks.

A motion was made by Laura Nietzer and seconded by Rob Burr to approve the regular meeting minutes for May, 2015.

8 yeas; 0 nos; 1 abstention

Correspondance:

Correspondance should be initialed and dated when addressed by the board in a meeting, so Tanya knows that it has been addressed.

A resident on RaceTrack Rd. sent a certified check for his delinquent POA dues. A letter should be sent to the resident explaining that docks do not transfer with the sale of a house and thanking him for his payment.

Septic work will be done at 133 Point Breeze. Tanya should look for the application for this project. Request for permit is presently in progress. If an application can't be found, she should contact owner.

An application was received from a resident on Point Breeze to build a carport which will not be near the lake. This should not impact parklands.

7 Sewell Rd. would like to build a fence on their property, which is fine as long as it stops before the parklands. This is the property that has a pipe running from their shed into the lake. Jim Jones needs to report on his discussion with the homeowner.

121 Point Breeze Dr. would like to build a deck facing the lake. This should not impact the parklands.

A new septic system will be installed at 125 Point Breeze Dr. Tanya needs to get a map of where the septic system will be installed.

53 Landing Rd. would like to build a deck. More information will be needed to be sure there is no encroachment. Tanya will address this.

60 Clayton would like to repair stairs to dock and add a handrail. Jim Jones needs to address this request.

Membership Secretary's Report:

Karen Sarnowski reported that we have 1274 paid easements and 545 POA memberships for a total of 1819. There are 13 double docks, 10 tenants and 6 specials. These numbers are in line with last year at this time.

A resident owes three years past easement. She would like a discount off of her bill. After a discussion it was decided to not waive the fee to be consistent with our policies.

Top delinquent accounts will be given to our law firm to collect past dues.

Treasurer's Report:

Rob Burr reported that on easement side we are at 66.6% allowable spend. He is concerned about payroll. On POA side, no one is exceeding their allowable spend.

Laura Nietzer mentioned that Tanya hasn't received the 2015 budget at this point. John Veninger needs to get a copy of it to Tanya.

A discussion ensued about the proposed 2016 budget and how to fund an increase. An increase in POA dues was discussed as well as increasing the clubhouse rental fees. This will need to be discussed at the June public meeting. Jason Horn explained that we need to finalize a number in July for the August public budget vote.

Laura Nietzer made a motion that we propose a \$30 increase in the POA dues, Greg Martucci seconded it.

8 Yeas 2 nos 0 abstentions

Rob tabled the approval of the May financials till next month.

Rob will start an email to all board members so we can discuss what each of us needs to present at the public meeting.

Unfinished Business:

Graffiti on township property: Tanya will email township and county

Unpaved roads: No new information

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

Bulkhead: Gary Zielinski reported that the committee met and decided to use P N B. A non-board member needs to oversee the project.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Kathy Straubel reported that the next upcoming activities are:

June 13th - first music under the stars

Fireworks deposit has been cut and contract signed and Tanya will contact neighbors.

Paul Guglielmo was upset that his band was not scheduled to play in June for the Music under the stars. Kathy will contact him to explain the activities committee's decision.

Beach: Laura Nietzer reported that a boy needed rescuing in the lake and the lifeguards all responded appropriately. Movie night will be Friday, June 5 and the Hot dog roast will be on Sunday, July 19.

Boathouse: Rob Burr has bids for replacement of heavy duty doors. He has a bid he likes for \$4500 for all three doors.

By-Laws/Rules/Regs: Karen Sarnowski reported that she emailed the proposed rules/regs to all board members. She feels that the committee would like to focus on the by-laws at this point. All board members are asked to read rules/regs and come to next month's meeting ready to vote on them.

Clubhouse: Gary Zielinski reported that the front doors will be replaced soon. Beams have been installed in the back.

Computers: No report

Dams: Andrew Quirk reported that Tanya has the updated copy of the emergency action plan. He is investigating graffiti-proof paint. Also, looking at fence for spillway area.

Docks: Karen Sarnowski reported that she saw many people using parklands inappropriately. She addressed these with Jim Jones. A retaining wall is being built at the end of Sewall out into the lake. It's encroaching on parklands. Karen can write a letter to the homeowner to have him cease and desist and provide a survey to show that he isn't on parklands. Will and a volunteer will be assessing docks; including photographs and files in the computer. They will also plate docks which have no plates. A boat was left in the lake and frozen solid during the winter. It belongs to a property where a tenant pays the POA fees. The landlord owes \$1500 in easement. She would like to send a letter to the tenant concerning the boat being left in the lake and contaminating the lake. It raises the question of allowing the tenant to be a POA member when the landlord isn't paid up with easement. Jason Horn brought up the fact that the two barges don't have a home. He'd like the board to put a dock either behind the Living Word Church or on the causeway at Witte Rd. to dock both barges.

Dredging: Rob Burr requests that each board member bring a location they feel should be dredged next to the next board meeting.

Easement: An Easement meeting was held on June 2, 2015 at 7pm. (see Public Session)

Encroachment: Two boats on parklands are blocking access to other people's docks on RaceTrack Rd.

Karen Sarnowski will send a letter to the resident with the patio built on parklands; the area is on the 2nd Lakeshore Dr. catty corner to the Mecklebergs. They clear cut the area and left the dead trees on parklands. Karen will write a letter to address this.

Jane Pojedinec asked Rob Burr to share that 123 Lakeshore complained about 121 Lakeshore. Jane will investigate and report next month.

Environment: no report

Entertainment: no report

Executive: no report

Insurance: no report

Legal:

A motion was made by Laura Nietzer and seconded by Rob Burr to enter Executive Session at 9:30pm
11-Yeas, 0 -No, 0 Abstentions

A motion was made by Rob Burr and seconded by Laura Nietzer to leave Executive Session at 9:40pm.
11-Yeas, 0 -No, 0 Abstentions

Master Plan: Submissions are missing from the president and vice-president; dam, easement, docks, and legal. Rob Burr and Jane Pojedinec will make amendments.

Parklands: no report

Publicity: no report

Newsletter: No report

Security: The security boat is out there patrolling. Will is now working security. They have the iPad to take pictures, if necessary.

Stumps: The barge won't be ready for the Christening on June 13. It will probably be done in time for the hot dog roast.

Township: Election signs were found in our dumpster. Video surveillance may have caught them.

Weeds: The weed treatment company is treating half of the lake with sonar and Mt. Laurel lake with clipper.

Ad hoc committees:

Storm drains: Drain retrofitting will be starting at firehouse cove soon.

Independent audit committee: Rob Burr met with Lembo and Grey and they cannot do the audit since it has to be a certified audit. He mentioned that Lembo and Grey said we were getting a good deal with our current accountant.

New Business: No report

A motion was made by Andy Fineman and was seconded by Kathy Straubel to adjourn the meeting at 10:45pm.

Approved by acclamation.

Finalized minutes respectfully submitted by Kathy Straubel