

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
April 6, 2010**

**ATTENDANCE:**

Britton, Barry	E	Hornyak, Craig	E	Sarnowski, Karen	P
Burr, Rob	P	Igielski, Edward	P	Toffler, Pat	P
Colnaghi, Warren	P	Jones, Jim	P	Veninger, John	P
Donoghue, Paul	E	Mangerpan, Lou	P	Zemser, Howie	P
Elmini, Jason	P	Manzo, Rene	P		
Fineman, Andy	P	Mekelberg, Tanya	E		
Horn, Jason	P	Nietzer, Laura	P		

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

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:26pm by President John Veninger.

Motion was made by Karen Sarnowski and seconded by Laura Nietzer to approve minutes of regular meeting of February 9, 2010 as presented. 10-Yea, 0 -No, 1 –Abstentions

Motion was made by Karen Sarnowski and seconded by Rene Manzo to approve minutes of regular and Executive Session meeting of March 2, 2010 as presented. 8 -Yea, 0 -No, 3 –Abstentions

**Correspondence:** Karen Sarnowski reported she had reviewed the potential encroachment expressed by Justina Horton’s correspondence last month and did not find any encroachments. The issue in connection with Parlin Court was briefly discussed and Rob Burr was requested to draft a letter.

**Membership Secretary's Report:** Karen Sarnowski reported as of March 31<sup>st</sup> the Association had 447 POA members, 649 Easement members, 2 Tenants, and 2 Specials paid for 2010. She reported the Association is about 26 POA members behind from last year at this time and Easement payments are also behind. She advised Board members to be very careful with regard to spending in 2010. The collection agent for the POA is in place and the Association will be moving forward on collections.

**Treasurer's Report:** The March 2010 Treasurer’s report was present by Karen Sarnowski in Paul Donoghue’s absence. It was noted the amount of money in the money market is approaching the insured rate and should possibly be moved. The “Carry-over” stump and dredging budgets need to be reviewed. A motion was made by Lou Mangerpan and seconded by Karen Sarnowski to approve the Treasurer’s report as submitted. 13 – Yea, 0 – No, 0 – Abstentions.

**Public Session:** None

**Unfinished Business:**

Boat House Repairs – No report

Snow Fence/Land Purchase - No report

## **SPECIAL PROJECTS**

**Short Term Projects:** None

**Long Term Projects:** None

### **COMMITTEE REPORTS:**

**Activities:** No report

**Beach:** No report

**Boathouse:** No report

**By-Laws:** No report

**Clubhouse:** Laura Nietzer advised the Board members Lisa will require, by the Association's next meeting, a list of the current key codes from members with keys to the front door. Codes will be changed shortly.

**Computers:** No report

**Dams:** No report

#### **Sub- Committees:**

**1. Special Dock Policy:** No report

**Docks:** No report

**Dredging:** No report

**Easement:** Easement meeting was held on April 6, 2010 at 7pm. Only Board members attended. No members from the general public were in attendance.

**Encroachment:** No report

**Environment:** No report

**Executive:** No report

**Insurance:** No report

**Legal:** A motion was made by Laura Nietzer and seconded by Jason Elmini to move into Executive Session at 9:15pm. Motion was approved by Acclamation.

The Board left Executive Session and returned to the Regular meeting at 9:34pm.

**Master Plan:** No report

**Parklands:** No report

**Publicity:** Lou Mangerpan advised the next Newsletter will be distributed in early June and articles must be in hand by May 10, 2010.

**Security:** Jason Horn advised the Rules for the Security staff and shift duties will be available shortly and a meeting with the Executive Board will be required.

**Stumps:** Karen Sarnowski reported a lot of work was done over the past weekend to mark and remove stumps. John Veninger reported we may have \$120,000 to \$150,000 the Association can re-allocate and make available in the Easement account if we chose to use it on stump removal. He also advised the Executive Board is looking at contractors, cranes, and additional barges to help remove stumps. Several bids from contractors have been received.

Karen Sarnowski requested the Board allow volunteers the right to leave their boats in the lake overnight while working on stump removal. A motion was made by Lou Mangerpan and seconded by Rob Burr to allow volunteers the right to leave their boats in the lake overnight while working on stump removal. 13 – Yea, 0 – No, 0 – Abstention

A motion was made by Lou Mangerpan and seconded by Rob Burr to allow Karen Sarnowski to obtain a contractor for two days to determine if they could handle stump removal. 4 – Yea, 8 no, 0 – Abstention; motion failed.

A motion was made by Laura Nietzer and seconded by Ed Igielski to allow the spending of up to \$50,000 from the Easement Weed Budget to hire a contractor or contractors to remove stumps and to make the lake navigable and the Executive Committee will review and approve all payments. 13 – Yea, 0 – No, 0 – Abstention

**Township:** Andy Fineman asked if the town could be requested to remove the road grit they piled on the Associations property by the Firehouse during the recent snow storms. Rene Manzo will bring that request to the Town DPW. The Town also has to fix the rail fence, which they damaged, in the same area. Andy also advised the old bridge by the Firehouse is scheduled to be renovated and it would be nice to obtain the old signage from the bridge.

**Weeds:** No report

**New Business:**

**Graffiti** – graffiti was placed on the back of the firehouse and the dam spillway. This will require sand blasting. A fence should be installed to block the dam so individuals can't get to the spill way.

**Barge Attachment** – Jim Jones presented a proposed design for a sweep to be attached to the

Association's barge. It would allow barge operators to sweep the lake for stumps under the lake's surface up to a depth of four feet. He estimated the cost for the construction materials to be under \$1,000. A motion was made by Warren Colnaghi and seconded by Jason Horn to approve the construction for a cost not to exceed \$2,000 with funding to come from the already approved \$50,000 for stump removal. 13 – Yea, 0 – No, 0 – Abstention.

Motion was made by Lou Mangerpan and seconded by Laura Nietzer to adjourn the meeting at 10:01pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting April 6, 2010.