

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
August 4, 2009**

ATTENDANCE:

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

P= Present Exc = Excused A= Absent

Attorney Present: James Romer was not present.

With a quorum present, the meeting was called to order at 7:35pm by President John Veninger.

Motion was made by Paul Donoghue and seconded by Andy Fineman to approve the minutes of regular meeting and the Executive Session of July 7, 2009 as corrected. 10-Yea, 0 -No, 3 -Abstentions

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski reported we have 805 Easement only members, 659 POA members, 8 tenants, and 9 specials. We also have nine double dock fees.

Treasurer's Report: Tanya Mekelberg presented the financials for Easement and POA. Board reviewed the underpayment of easement fees from prior years and there was a discussion on how to cover the shortfall of revenue versus projected expenses. It was decided to project collections at 75% and forecast the remaining budget spending. Report will be re-forecasted for next meeting.

Motion was made by Andy Fineman and seconded by Rob Burr to accept the financials as presented. 13- Yea, 0 =- No, 1- Abstentions

Public Session: None

Unfinished Business:

Boathouse-Board had issues with painting the exterior. Requested alternatives.
Township 175th float – work is in progress.
Flag removal – still an issue.

SPECIAL PROJECTS

Short Term Projects: none

Long Term Projects: none

New Business: none

COMMITTEE REPORTS:

Activities: Clam Bake has been canceled. Music under the stars had 177 people attending and positive feedback received. There were \$855 in ticket sales. Pig roast will be held on September 19, 2009 and Comedy night will be on October 10, 2009.

Beach: Beach committee will be looking into building new lifeguard chairs instead of buying them. Will also be looking into evening beach hours for Wednesdays, Fridays and Saturdays. The lifeguard vacancies due to lifeguards returning to school have been covered.

Boathouse: Will not be able to put boats into the boathouse until September 13, 2009 due to the 175th anniversary float construction. Construction materials from the Clubhouse railing work needs to be cleaned up.

By-Laws: no report.

Clubhouse: Railings almost finished and we need to cap the angle cuts.

Computers: no report.

Dams: Report completed. Had four short term issues and three long term issues. Will be addressing the short term issues first.

Sub- Committees:

1. Special Dock Policy: Has been meeting frequently and have revised the methodology originally used. Focusing on three major criteria for dock assignment policy. Fairness – opportunity for all who desire a dock have a chance to get a dock. Consistency – Make sure docks are assigned using the same methodology and criteria no matter who the dock chairperson is. Transparency – Community needs to know how docks are assigned and be confident that it is done as fairly as possible. The process should be clear and open.

Docks: Karen Sarnowski reported there will be several types of letters going out to delinquent dock holders based on; 1. Docks in accessible areas that can be re-assigned; 2. Docks not in an accessible area; 3. Location of dock is unknown and dock holder needs to contact office; 4. Dock space has no parking available and needs to be re-assigned to a neighborhood resident within walking distance.

Currently have 28 non-paid dock holders, 5 recently paid, 8 assignable docks, 2 in progress of being re-assigned, 5 re-assigned, and 1 moved. Three letters have been sent regarding suspected overnight docking by non dock owner's boats. One had not paid POA fees but has paid now. Others were sharing

dock space without office approval. Another dock holder had a boat in the water and had not paid, plus he does not want the dock any longer. He was advised to remove the boat from lake.

Dredging: Draw down permit has been in to the State for six or seven weeks; will follow up. Can not start the drawn down until September 15, 2009 and want to start dredging in November. Working on getting bids from three vendors for dredging.

Easement: Easement meeting was held at 7pm. Only Board members attended. No members from the general public attended.

Encroachment: Laura Nietzer reported the follow-up letters on encroachments have been sent.

Environmental: Howie Zemser reported the lake is doing fine. There was some stratification but that has cleared up.

Executive: John Veninger reminded all Board members about the upcoming August 15, 2009 POA meeting. The following Trustees are up for re-election; Tanya Mekelburg, Rob Burr, Lou Mangerpan, Jim Jones plus one open seat.

John Veninger and Karen Sarnowski did an annual performance review with the office manager reviewing past performance to objectives and setting goals for 2010. The Board also discussed a raise for the manager and a motion was made by Laura Nietzer and seconded by Craig Hornyak for a 2% raise retroactive to January 1, 2009. 14 – Yeas, 0 – No, 0 – Abstentions.

Insurance: Paul Donoghue reported we had an insurance audit on behalf of our liability carrier for our vendors to make sure they all have proof of insurance. Several vendors were found that did not have liability insurance which will increase our insurance costs.

Legal: Motion was made by Laura Nietzer and seconded by Tanya Mekelburg to enter into Executive Session at 9:28pm. Approved by acclamation.

Master Plan: Pat Toffler advised he was following up with several committees for their input.

Parklands: Jim Jones reported he needs to hire some contractors for several small jobs. The sidewalk and handicapped parking at the pavilion have been completed. Need to mount signs and paint road for handicap parking as well as remove the graffiti from the pavilion floor.

Publicity: Ed Igielski reported for Lou Mangerpan we had 11,954 web site hits and 1489 visits last month. Articles for the Fall/Winter newsletter are due by October 1, 2009. The printing cost savings, as requested by the Board, for a six page newsletter verses an eight page newsletter is approximately \$130.00 per issue. Postage would stay the same. The new e mail notification system is up and running and we have 858 e mail addresses on file. Lou will start working on the Volunteer list in September.

Security: West Milford police were on the lake on July 26, 2009 and four tickets were issued. Fish and Game were on the lake on July 12, 2009; had issue with people fishing off the dam as this is a dam safety regulation violation. A canoe washed up and security needs to know what to do with it. Rob Burr and Barry Britton volunteered to hold an auction to sell the abandon boats we have in our possession

Stumps: Reported there was an issue with one neighbor dispute concerning one marking stumps and the other neighbor removing the markers. Jim Jones will be calling a landscaper about removing the stumps we bring to shore.

Township: no report.

Weeds: Pat Toffler reported we are not anticipating any more weed treatments. The Copper Sulfate treatment took care of the algae bloom.

At 10:19 pm President John Veninger adjourned the meeting.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting August 4, 2009.