

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
December 1, 2009**

ATTENDANCE:

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

P= Present Exc = Excused A= Absent

Attorney Present: James Romer

Visitors: Bob Moskin attended the meeting in order to distribute new front door keys to Officers and various committee Chair persons.

With a quorum present, the meeting was called to order at 7:30pm by President John Veninger.

Meeting Minutes: Motion was made by Karen Sarnowski and seconded by Jason Horn to approve minutes of regular meeting of November 3, 2009 as corrected. 12- Yea, 0 -No, 4 –Abstentions

The minutes from The November 21, 2009 Easement meeting were tabled.

Correspondence: Letter was received from West Milford Township concerning the swamp issue. They would not give the POA a written confirmation as to what they would be doing or when they would be doing it.

Membership Secretary's Report: Karen Sarnowski reported she is working on payment plans with some members and is moving forward on starting collections in January 2010. We currently have 876 easement only members, 675 POA members, 10 Tenants, and 9 Specials.

Treasurer's Report: The Treasurer's report was presented by Tanya Mekelberg. A number of questions were posed and answered. A motion was made by Lou Mangerpan and seconded by Paul Donoghue to approve the Treasurer's report as presented. 16 – Yea, 0 – No, 0 – Abstentions.

Public Session: None

Unfinished Business:

Flags: No change

Boathouse: Repairs have been completed.

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None

New Business: It was reported a pontoon boat in Carter Cove has been left on the lake bottom. The individual who owns the boat is no longer a POA member and has caused problems with regard to payments and leaving a boat in the lake overnight in the past. A motion was made by Andy Fineman and seconded by Rob Burr that this individual should be considered a “member not in good standing” and should not be offered membership to the POA in 2010. 16 – Yea, 0 – No, 0 – Abstentions.

COMMITTEE REPORTS:

Activities: Craig Hornyak reported a Breakfast with Santa and a New Years Eve party will be held in December. Plans for next year include: Open mic night on the 3rd Friday of every month; Music under the stars one Saturday each summer season month; and a volunteer’s appreciation dinner on either January 16th or 23rd. Committee chairs were requested to see which night would be preferred by their volunteers. He also proposed having a Carnival on UGL Day rather than the current format we follow. The Board requested additional information before proceeding with the carnival suggestion.

Craig also advised the sign on Warwick Turnpike by Utopia deli is in need of major repairs and suggested replacing it with an Electric sign. He was requested to obtain information from the town with regard to placing an electric sign next to the road and to obtain additional information on cost.

Beach: Andy Fineman reported the Beach committee was working on getting new lake guard chairs for 2010.

Boathouse: No report

By-Laws: Still working on distribution

Clubhouse: Laura Nietzer reported a new lock had been installed on the front door. New kitchen doors have been painted and waiting to be installed. It was suggested Lisa should monitor the door codes as to who is entering and leaving the clubhouse and be responsible for changing the codes in the future. It was also suggested we look into obtaining a “digital” recording camera rather than the VHS we currently have. Laura also reported one exit sign would be moved to allow exiting in different directions in case of emergencies. Laura advised Lisa asked the board to consider moving her office location to the current “meeting” room on the right side of the clubhouse front door. Board agreed to consider this action and in the mean time Rob Burr will be assisting Lisa reorganize her present office. Plowing the parking lot for the balance of 2009 and 2010 has not been resolved. Additional quotes are required from ‘insured” contractors. Andy Fineman requested the decorative grass outside be moved so he could location the new beach shed there.

Computers: No report

Dams: No report

Sub- Committees:

1. Special Dock Policy: Paul Donoghue reported he was working on setting up a meeting for January 2010.

Docks: No report

Dredging: Karen Sarnowski reported the dredging project started in November as scheduled and everything is going well. As of Monday November 30th we had spent a significant portion of our dredging budget. She will be watching the expenditures closely to monitor when we need to stop. Additional de-silting will be done in areas of the lake as well as removing the fallen tree in Dover Cove. Dredging should be completed by December 6th.

Easement: An Easement meeting was held on December 1, 2010 at 7pm. Only Board members attended. No members from the general public were in attendance.

Encroachment: No report

Environmental: It was reported there was a serious septic problem at 689 Lake Shore Drive and we will be contacting the property owner. The reported septic problem at 10 Parlin Court was reviewed and no problems were found. Aerial photos of the lake were taken to assist in locating stumps and docks. Areas of a pink substance were noted and were reviewed. It may be algae or rust from the rock formations and was nothing to be concerned about. Both Princeton Hydro and Aquatic Analyses reviewed the lake during the draw down with concern about fish being trapped in small ponds. They both report the fish will be fine unless we get a very deep freeze. It was reported one member was seen moving gravel and sand out into the lake bed. Being this is restricted by the DPA, a letter will be sent requesting the member remove this material.

Executive: No report

Insurance: No report

Legal: A motion was made by Laura Nietzer and seconded by Paul Donoghue to move into Executive Session at 8:44pm. Approved by acclamation.

Master Plan: No report

Parklands: Jim Jones reported garbage from the lake bed was being picked up around the lake.

Publicity: No report

Security: Jason Horn reported he was still waiting on a decision about Ken hall opening the gate on the dumpster area. He also requested vehicle license plate number be added to future vehicle stickers to

make identification easier for Security.

Stumps: Howie Zemser reported he was working on developing a plan for stump removal. He also advised Aquatic Analysis must demonstrate in the spring their ability to remove stumps from the lake bed.

Township: Paul Donoghue reported the town near adopting a “Lake Committee” ordinance and would be discussing it at their next town council meeting. He suggested board members attend to voice their concerns.

Weeds: No report

Motion was made by Jason Horn and seconded by Craig Hornyak to adjourn the meeting at 10:27pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting December 1, 2009.