

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

ATTENDANCE:

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

P= Present

Exc = Excused

A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:25pm by President John Veninger.

Motion was made by Paul Donoghue and seconded by Andy Fineman to approve the Executive Session minutes of January 6, 2009 as presented and table the Regular Meeting minutes of January 6, 2009 until Karen Sarnowski has reviewed the Public Session section. 11-Yea, 0 -No, 0 -Abstentions

Correspondence: Letter was received from Diane Curcio, West Milford Township Clerk, requesting representation from UGLPOA on the 2009 Lakes Community Committee. After some discussion, it was decided to have Dave Lynch represent the UGLPOA and for Paul Donoghue to be his alternate.

Thank you letter was received from Bill Bruckman's family for our donation.

E mail was received from Alex Polonez, 123 Lake Shore Drive, concerning bottles being tied to stumps by their neighbor. Issue to be reviewed by Howie Zemser and Jim Jones.

Membership Secretary's Report: Karen Sarnowski advised the membership numbers shown on the January 31, 2009 Easement Budget Actuals report did not appear to be accurate.

Karen Sarnowski reported on several other issues:

- Property was purchased by Mr. Kohles in a tax sale and he was advised by UGLPOA that back Easement fees plus attorney fees were due on the property. Mr. Kohles requested the attorney fees and the interest due be waived. Decision was made to wave the interest fee but collect the back Easement fees now and set up a twelve month payment plan for the attorney fees.

- Mr. LaChicky requested we waive his deeded requirements. No action taken.

- Mr. Fred Fuller wants all fees waived; no change on our previous decision.

- A letter was sent to Mr. DePaulla advising him we will waive the interest charges due on his property but back Easement fees must be paid.

- Mr. V. Lanza purchased a lot next to her property which had back Easement fees of \$2800 due. A letter was sent to her requesting payment. No response was received. A second letter was issued and again no response was received. It was decided no discount will be offered on this settlement and a letter will be sent to the Title Company advising them we do not have to have a lien on the property to collect back Easement dues.

Karen Sarnowski requested the Board grant her the ability to use her discretion to waive interest due on properties or agreements rather than obtain Board approval on individual cases. A motion was made by Paul Donoghue and seconded by Laura Nietzer to empower the Membership Secretary the ability to waive interest due on properties or agreements based upon her discretion without Board approval. 10- Yes, 0- No, 0 – Abstentions

Treasurer's Report: By agreement, January's Treasurer's reports were tabled.

Public Session: Mr. Rob Burr addressed the Board with regard to becoming a Board member. Mr. Burr presented his qualifications and expressed an interest in helping the community. After Mr. Burr left a discussion was held by the Board and a motion was made by Paul Donoghue and seconded by Pat Toffler to appoint Mr. Burr to the Board of Trustees filling Dave Lynch's vacant seat. 11 – Yeas, 0 – No, 0 – Abstentions.

Unfinished Business:

Dumpster/fence – Work on the fence has started. Gates by the beach truck entrance and by the pavilion will be repaired rather than replaced. Andy Fineman reported the original bid received was calculated incorrectly. A new bid will be submitted to Andy.

Boathouse repairs – No report

SPECIAL PROJECTS

Short Term Projects: No report.

Long Term Projects: No report.

New Business: Legal fees retaining letter for 2009 was received from Hunziker, Jones, & Sweeney. Estimated cost for services rendered will be \$2100. A motion was made by Karen Sarnowski and seconded by Paul Donoghue to accept the offer and send a check in the requested amount. 11 – Yeas, 0- No, 0 – Abstentions.

Letter was received from Shoeman and Black, CPA for services in 2009 at a cost of \$3.600. A motion was made by Karen Sarnowski and seconded by Paul Donoghue to accept the offer and send a check in the requested amount. 11 – Yeas, 0- No, 0 – Abstentions.

COMMITTEE REPORTS:

Activities: No report.

Beach: Andy Fineman reported the swim raft will be secured to the beach by the Boy Scouts soon.

Boathouse: No report.

By-Laws: No Report.

Clubhouse: Laura Nietzer advised the clubhouse rental contracts for 2009 are being revised. A contact number will be added if a steward does not show. Clubhouse basement is also being cleaned up. Question was raised regarding Workers Compensation; do we require workers compensation for volunteers or people who are working are various parties? It was decided all vendors must have workers compensation.

Family Night – A requested was received from the Thursday morning play group. They would like to sponsor a Friday night family night for young children. After some discussion, Laura proposed letting them use the clubhouse every other Friday night during the school year with summers off and use of the clubhouse suspended if we have a rental. It was decided this usage should fall under the Activities committee. Laura will provide guidelines.

Laura Nietzer reported the large beam over the deck needs to be replaced as well as the railings need to be repair/replaced. Estimated costs are; \$5,000 for the beam and \$3,500 for the railings.

Computers: No report.

Dams: Edward Igielski advised the interm safety report was provided to Paul for the insurance company. We also require a six year inspection with a cost of \$8,000. Contract will be signed. It was decided to wait until the inspection is completed before any repairs are started. Edward also reported the crack monitors needs to be replaced. He will check with Dave Lynch to see if he has any left. If none the estimate to replace four monitors is \$50.00.

Sub- Committees:

1. Special Dock Policy: No report.

Docks: No report.

Dredging: No report.

Easement: The Easement committee met at 7pm. No one from the membership attended.

Encroachment: Laura Nietzer advised a letter was sent to property owner at 365 Lakeshore Drive advising the deck must be removed by April 2009.

Environment: Pat Toffler reported a letter was received dated January 29, 2009 from Princeton Hydro

concerning their proposal for the 2009 growing season. Cost will be \$5,600 to provide Lake Management consultation, to advise us what needs to be completed, to coordinate their activity with Aqueduct Analysis, and for assisting with collecting the data by UGL volunteers. Pat recommended the proposal be accepted. A copy will be provided to the Weed Committee to be sure they are in agreement and this issue will than be discussed at our next Board meeting.

Executive: No report.

Insurance: No report.

Legal: A motion was made by Paul Donoghue and seconded by Pat Toffler to go into Executive Session at 9:03pm. Approved by acclamation.

Master Plan: Pat Toffler reported he met with Karen Sarnowski and Jim Jones on the proposed Master Plan. Additional meetings will be set with the other committee chairs.

Parklands: No report.

Publicity: Lou Mangerpan and Edward Igielski gave a short presentation on the proposed E mail alert system. One of the major problems is we only have 30% of the member's E mail addresses. A form will be issued with the UGL billing requesting E mail information from our members.

Security: Jason Horn reported three winter patrols have been completed. Several bubblers were discovered and shut down. One member gave a letter to a guest advising it was OK for him to ice fish on our lake without the member present. A letter will be sent to this member advising this is not acceptable and a member must be present with a guest when on our lake.

Three individuals from the Living Will Church were caught ice fishing. Issue will be addressed by Jim Romer to determine if they are trespassers being they are part of the church community.

It was reported Mr. Ed Basile gave his car sticker to a friend so he could use it. Karen Sarnowski will send a letter advising this is not acceptable and must be stopped.

Stumps: No report.

Township: No report.

Weeds: No report.

Motion was made by Paul Donoghue and seconded by Laura Nietzer to adjourn the meeting at 11:03pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.