

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
February 9, 2010**

**ATTENDANCE:**

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

**P= Present**

**Exc = Excused**

**A= Absent**

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:38pm by President John Veninger.

Motion was made by Paul Donoghue and seconded by Tanya Mekelberg to approve minutes of regular meeting and the Executive Session of January 5, 2010 as corrected.

10 -Yea, 0 -No, 3 -Abstentions

**Special Dock Presentation:**

A presentation by Paul Donoghue was made concerning the “Special Docks Committee’s” findings and recommendations. This ad hoc committee was established over a year ago to review and make recommendations on our current dock assignment procedure. A handout of the presentation was provided to all Board members and it was requested they review the material and be prepared to ask any questions or state any concerns they may have at the March Board meeting.

**Correspondence:**

Letter was received from Lisa, Association’s office manager, thanking all the Board members for their condolences in the passing of her father. An E mail dated January 29, 2010 to John Veninger was received from Ken Shafton advising he had to resign from the Board due to personal reasons.

**Membership Secretary's Report:** A discussion concerning the Association’s request for car and boat registration, as well as, boat safety certificate took place. Question was raised as to why the Board requested all of this information in order for members to receive POA stickers. Needs to be reviewed and discussed at the Board’s next meeting.

**Treasurer's Report:** The 2009 year end Easement and POA Financial Statement was reviewed. After some discussion concerning the Board’s and Committee’s need to hold the line on spending in 2010, a motion was made by Paul Donoghue and seconded by Karen Sarnowski to approve the Financial Statement as submitted. 14 – Yeas, 0 – No, 0 – Abstentions

The proposed POA budget for 2010 was reviewed and a motion was made by Andy Fineman and seconded by Karen Sarnowski to approve the budget at \$182,850; \$4,500 less than 2009. 14 – Yeas, 0 – No, 0 – Abstentions

The 2010 January Financial Statements for the POA and Easement were reviewed and after some discussion a motion was made by Paul Donoghue and seconded by Karen Sarnowski to approve the Financial Statements as submitted. 14 – Yeas, 0 – No, 0 – Abstentions.

Tanya Mekelburg, current Treasurer, submitted her resignation as Treasurer for personal reasons. A motion was made by Laura Nietzer and seconded by Karen Sarnowski to elect Paul Donoghue as the new Treasurer. 14 – Yeas, 0 – No, 0 – Abstentions.

**Public Session:** None.

**Unfinished Business:**

Boat House – No report.

UGL Flags – Pat Toffler reported a contractor was hired for \$250 to remove all the 75<sup>th</sup> Anniversary flags from the telephone poles. Pat will advise if this was completed at the next Board meeting.

Snow Fence – 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 her committee was looking into obtaining new security cameras. It appears someone broke into the Clubhouse in January tripping the alarm. Police arrived but nothing appeared to be missing. It was also reported kids are skate boarding off the benches in the Pavilion. Will determine how to stop this activity.

**Computers:** No report.

**Dams:** Ed Igielski reported the lake level is within 10” of the top of the dam.

**Sub- Committees:**

**1. Special Dock Policy:** (see presentation report)

**Docks:** No report.

**Dredging:** Karen Sarnowski reported the dredging project has been completed.

**Easement:** Mr. Stephen Manahan attended the Easement meeting at 7pm to discuss some issues with the Easement Chairperson.

**Encroachment:** (see Parklands)

**Environment:** No report.

**Executive:** No report.

**Insurance:** No report.

**Legal:** A motion was made by Rob Burr and seconded by Laura Nietzer to enter into Executive Session at 9:36pm. Approved by acclamation. The Board left the Executive Session and returned to the Regular meeting at 10:08pm.

**Master Plan:** Pat Toffler requested all committee members who may be planning a capital improvement be sure to include the funding in the current or future budgets.

**Parklands:** Jim Jones reported a member took eighteen tires out of the lake swamp area and would like the town to pick them up. Jim will check if the town disposed of the tires.

He also reported a member along the main channel rebuilt their bulk head with no application completed. The member requested Jim to review the bulkhead and approve it. The contractor who worked on the bulk head capped it with wood ranging in size from 2 feet to 4 feet and filled in behind the bulk head. Jim advised the member to remove the 4 foot capping/decking and refill that area. The member also installed a swim platform and dock. Karen Sarnowski will review this work to see if the swim platform should be removed. The Board recommended the swim platform as well as the decking be removed.

Karen Sarnowski advised a tree had fallen into the lake by the Jewish Center and requested Jim to look into the possible removal of it.

**Publicity:** Lou Mangerpan reported a new “volunteer list” has been prepared and placed on the e mail messaging system so Committee members may request volunteers through the messaging system.

**Security:** No report.

**Stumps:** Howie Zemser reported that all of the stumps in Audubon cove and by the Firehouse have been cut. It appears there are a lot of stumps left by Lakeshore and in the middle of the lake that need cutting. Bob Moskin did a count of all the stumps and prepared a map to show where they are located.

Howie Zemser also reported a meeting was held with Aquatic Analysts concerning stump removal but a price less than \$3,000 per day needs to be negotiated.

**Township:** No report.

**Weeds:** Pat Toffler advised he will be meeting with Princeton Hydro to determine what they propose to do in the 2010 season.

**New Business:**

Specials – Paul Donoghue requested Karen Sarnowski have the office prepare a list of all the Specials. There are two specials on Cherry Ridge Road which is not in the Easement area. One was advised several years ago he had to obtain property within the Easement area in order to maintain his “Special” status. The other will be receiving a letter advising he should also obtain property within the Easement area. A motion was made by Paul Donoghue and seconded by Rob Burr to only approve the six Specials within the Stevens Estate. 2 – Yeas, 10 – No, 1 – Abstention. Motion not carried.

A motion was made by Karen Sarnowski and seconded by Rob Burr to send letters to the two individuals on Cherry Ridge Road. Mr. Stevens will be advised he will have Special status in 2010 which will expire in year 2011 if a property is not purchased within the Easement area. Mr. Buonanno will be advised he no longer has Special status in 2010 because he did not purchase property, as requested by the Board, within the Easement area in 2008 or 2009. The remaining Specials in the Stevens Estate (6) were approved for Special status in 2010 by the Board. 9- Yeas, 3 – No, 1 – Abstention.

A motion was made by Paul Donoghue and seconded by Rob Burr that fees collected from Specials be equally distributed between Easement and POA and deposited into the appropriate account. 13 – Yeas, 0 – No, 0 – Abstentions.

Legal Retainer – the legal retainer for 2010 was proposed at \$2,100. A motion was made by Karen Sarnowski and seconded by Andy Fineman to approve the proposed legal retainer fee. 13 –Yeas, 0- No, 0 – Abstentions.

Motion was made by Paul Donoghue and seconded by Andy Fineman to adjourn the meeting at 11:05pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.