

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
July 7, 2009**

ATTENDANCE:

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

P= Present Exc = Excused A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:29pm by President John Veninger.

Motion was made by Karen Sarnowski and seconded by Paul Donoghue to approve minutes of regular meeting and the Executive Session minutes of June 2, 2009 as corrected. 8-Yea, 0-No, 3 –Abstentions.

Motion was made by Karen Sarnowski and seconded by Pat Toffler to approve the minutes of the Annual POA meeting on June 7, 2009 as corrected. 9 –Yea, 0 – No, 2 – Abstentions.

Visitor: Edna Lynch provided an update on the work currently being done on the Upper Greenwood Lake Float to be entered into the upcoming 175th Anniversary parade. The committee has everything they need for the floats construction and transportation. Approximately \$1600 in additional funds is required for supplies. A motion was made by Warren Colnaghi and seconded by Laura Nietzer to approve funding not to exceed \$2000 for Float supplies. 7 – Yea, 3 –No, 0 – Abstentions.

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski reported as of June 30, 2009 we have 792 Easement only members, 650 POA members, 4 Tenants, and 8 Specials. We are down, compared to the same period in 2008, 28 POA members. In addition, 45 docks have not been paid for as of June 30, 2009. She estimates approximately 25% of these unpaid docks can be re-assigned.

Treasurer's Report: Tanya Mekelberg presented the June 30, 2009 budget actuals for the POA and Easement. Several areas of concern were voiced: the POA clubhouse rentals are at 35% and the Steward expenses are at 49%. Why is there a difference? We currently have approximately a \$17,000 gap between revenue and expenses. This has to be reviewed. Craig Hornyak will review the Activity budget and Lou Mangerpan agreed to keep the upcoming Fall/Winter newsletter to six pages. A motion was made by Paul Donoghue and seconded by Andy Fineman to approve the Treasurer's report as presented. 13 – Yea, 0 – No, 0 – Abstentions.

Public Session: See Visitors.

Unfinished Business:

Boat House – Work should be done in early July 2009.

Township Float – See visitors.

UGL Flags – Renee Manzo checked the cable company and they could not remove the 75th Anniversary flags currently hanging on the utility poles.

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None

New Business:

Office Operations: Paul Donoghue advised the Board needs to know who to talk to if we have work or issues with the office. He was concerned who was setting the work priorities. Will be reviewed.

COMMITTEE REPORTS:

Activities: Craig Hornyak reported UGL Day was a success. We made \$980 on the food and activities. He also reported the Tavern next store to the Clubhouse may not sign a wavier next year for UGL Day because of the debris left on his building from the fireworks. The Clambake is on schedule for August 1, 2009 and John Valby will be here on October 10, 2009 with his comedy routine. The fishing derby was a success with 104 people attending.

Beach: Andy Fineman reported the beach is doing well. They will need new chairs for the lifeguard at an approximate cost of \$1300 each. It is in their current budget.

Boathouse: See unfinished business.

By-Laws: No report.

Clubhouse: Laura Nietzer reported the railings are almost done.

Computers: No report.

Dams: Ed Igielski reported the inspection has been completed. Copies of the report will be sent to Paul Donoghue for the insurance company.

Sub- Committees:

1. Special Dock Policy: Paul Donoghue reported the committee is meeting and is close to a recommendation.

Docks: Karen Sarnowski reported two docks were assigned. She uncovered one issue with people on

the waiting list. One of the individuals was significantly behind on his easement payments, therefore, anyone on the waiting list or applying for a dock must be current on their easement or a dock assignment will not be considered. Currently we have thirty people on the waiting list. It was suggested by Paul Donoghue and Pat Toffler that a Special committee group be put together to scan the lake for docks in disrepair. They agreed to take on this activity.

Dredging: No report.

Easement: No report.

Encroachment: No Report

Environmental: Howie issued the following report. Lake monitoring was done on 6/2, 6/17, 6/26 and 7/4 and sent to Princeton Hydro for review. A water sample was taken on 6/26 and results will be back in about two weeks. Stratification has begun at approximately 10 feet by the Dam. Will be taking additional water samples and collecting zoo and phytoplankton samples. A new account was set up with Integrated Analytical Labs to handle the monitoring data. Environmental had a table set up at UGL day with a lot of interest from members. Water clarity was at 5.5 feet as of July 4, 2009.

Executive: John Veninger reminded all Board members about upcoming August 15th annual POA meeting and requested all to attend if possible.

Insurance: Paul Donoghue reported we will be receiving a refund of \$888.00 on our insurance. An audit will take place in early July 2009.

Legal: A motion was made by Laura Nietzer and seconded by Paul Donoghue to enter into Executive Session at 9:42 pm. Approved by acclamation.

Master Plan: Pat Toffler advised he still needed to meet with Paul Donoghue on insurance and Ed Igielski on the Dam.

Parklands: Jim Jones will be looking into hiring a landscaper to maintain the property at the boat house and parking lot C, and Dover cove. He will also be meeting with a sign company for a sign by the firehouse. He has received three bids for the ADA sidewalk by the Pavilion. Bids range from \$3500 to \$5500.

Publicity: Lou Mangerpan advised the new E mail message system was being updated and the initial message will be sent soon. We should have no problem issuing a message about the August 15th POA meeting. He also mentioned the Fall/winter newsletter call for articles will be coming soon.

Security: Jason Horn issued the following report on security. WMPD lake patrols dates are set and we are waiting for an updated insurance certificate to give to the town. Lake sweeps are being conducted and logged on Saturday mornings and patrols are targeting boats with no stickers and construction on parklands. A new guard has been hired and we will have three guards on duty on Sunday afternoons. Traffic on the UGL road was controlled well this year during the fireworks. We are waiting for a response from WMPD on the abandoned boat.

Stumps: It was reported a landscaper was found who would pull the stumps for his resale business. Howie Zemser will be advised. Several stumps were moved out of Witte Rd point by the stump committee members.

Township: No report.

Weeds: Pat Toffler reported they are on budget and the next application will be in early July for algae.

Motion was made by Paul Donoghue and seconded by Lou Mangerpan to adjourn the meeting at 11:20 pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting July 7, 2009.