

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
June 2, 2009**

ATTENDANCE:

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

P= Present

Exc = Excused

A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:36pm by President John Veninger.

Motion was made by Bill Thayer and seconded by Rob Burr to approve minutes of regular meeting and the Exec Session Minutes of May 5, 2009 as corrected. 10 – Yea, 0 – No, 2 – Abstentions.

Visitor: Mr. Chris Jakueowski, 43 Race Track Dr., requested permission to redo his dock which was damaged over the winter. He wants to install two docks of 4 x 16 feet and a ramp to secure the docks to shore in order to accommodate his boats. He advised he would be willing to pay an additional POA fee for the second dock.

After Mr. Jakueowski left the Board discussed several options. A motion was made by Laura Neitzer and seconded by Lou Mangerpan to allow two temporary docks, not to exceed 4 x 18 feet, with a temporary ramp to the docks to be built and secured to Parklands. In addition a second POA membership must be paid. In September 2009 the temporary ramp must be removed, including any footings, and a more permanent solution developed which would secure the docks to the shore. This must be presented to the Board for their approval before construction. 12 – Yea, 1 – No, 0 – Abstentions.

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski reported as of May 31, 2009 we have 780 Easement only members, 589 POA members, 4 Tenants, and 8 Specials. POA membership is down 13 members from 2008. Approximately 100 docks holders have not paid their dock fees for 2009 and letters will be issued.

Treasurer's Report: Tabled for next meeting.

Public Session: See Visitors.

Unfinished Business:

Boat House Repairs: It was reported the Boat House will be painted in early June 2009.

Township Parade Float: No report.

Use of Pesticides: No Report.

UGL 75th Anniversary Flags: Rene Manzo will contact Optimum to see if they will be willing to use their bucket truck to remove the flags from telephone poles. Jim Jones will also contact several tree vendors to see if they can do this work.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

New Business: None.

COMMITTEE REPORTS:

Activities: UGL Day all set. Fishing Derby scheduled for June 28, 2009, 8am boat launch.

Beach: Andy Fineman submitted a written report for June. Beach is open and doing OK with its new beach manager. All tables moved to the pavilion; benches are back along the fence. Attempted vandalism reported; concrete wall inside the pavilion re-coated. In addition, Jim Jones is looking into solution for graffiti on the floor. We need a permit for a new shed. Also need a dumpster for recycling. Primo's deli has been given permission to hang a sign in the beach area and we are looking for an additional hot dog cart for the beach.

Boathouse: No report.

By-Laws: No report.

Clubhouse: Laura Nietzer reported the railings project has started. Front door was also repaired but will have to be replaced soon.

Computers: No report.

Dams: Ed Igielski reported the inspection was completed and no major issues uncovered. He will be getting bids to repair the gate valve.

Sub- Committees:

1. **Special Dock Policy:** Committee met in May and will meet again in June.

Docks: Karen Sarnowski reported Phil Wiesbecker wants to connect two bulkheads and fill in the void in the lake. Letter will be sent advising him the lake can not be back filled and the bulkhead construction must follow the existing shore line.

Dredging: Committee will meet in June 2009.

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

Encroachment: Laura Nietzer reported the encroachment at 365 Lake Shore is still there and a 2nd letter will be issued with a deadline of June 15, 2009.

Environmental: Howie Zemser reported we are still having problems with Café Amore's septic system overflowing. Township has been advised. Township also visited 77 Witte and advised them their septic should be pumped. Ducks are still a problem and the Health Department can not help. It may be a zoning issue. DEP did some water testing and will return for two more tests and a core sample.

Executive: John Veninger reminded all Board members about the upcoming POA Public meeting on June 7, 2009 and all Board members should attend.

Insurance: No report.

Legal: Motion was made by Karen Sarnowski and seconded by Laura Nietzer to move into Exec Session at 8:50pm. Approved by Acclamation.

Master Plan: Pat Toffler reported he has met with every committee except Security.

Parklands: Jim Jones reported work is being done on Parklands and will have photos attached to the invoices for future reference.

Publicity: Lou Mangerpan reported the newsletter was issued and the web site is running fine. PR has started tabulating the lake survey returns and should have a report ready for the Board in October 2009. Work on the new Email messaging system is progressing.

Security: Jason Horn reported the barge is off the beach. There were several reports concerning unattended floating boats which were retrieved and he is looking to contact the owners. The Sheriff's Department was on the lake on May 23, 2009. West Milford Police are working on dates when they will be able to patrol the lake. Lake Sweeps will start in June 2009 and the leaves in the spillway are still there.

Stumps: Howie Zemser reported work has started on the barge; need new prop. There is a large stump floating by Witte cove and needs to be removed.

Township: No report.

Weeds: Bill Thayer advised this would be his last meeting. He also advised BT treatment has started.

Motion was made by Laura Nietzer and seconded by Pat Toffler to adjourn the meeting at 10:07pm.
Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting June 2, 2009.