

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
March 2, 2010**

ATTENDANCE:

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

P= Present E = Excused A= Absent

Attorney Present: James Romer was not present.

With a quorum present, the meeting was called to order at 7:26pm by President John Veninger.

Visitor: Mr. Buonanno from Cherry Ridge Road requested permission to address the Board regarding the Board's decision at the February 9, 2010 meeting to stop Mr. Buonanno's Special statue in 2010. Karen Sarnowski provided the Board with the background which lead to the Board's decision. Mr. Buonanno failed to obtain, as requested by the Board in 2008, a small parcel of land in the Easement area so his Special status could continue. Mr. Buonanno advised he was still looking to obtain the parcel but up to this point had not been successful. It was suggested by the Board Mr. Buonanno should check the West Milford Tax office to see if he could purchase a non-buildable parcel currently owned by the Town. After Mr. Buonanno left, the Board discussed the matter and due to an error in the current UGLPOA By-laws which would allow Mr. Buonanno to qualify for special membership, it was recommended Mr. Buonanno be given special membership for 2010 and recommend he continue his search for property in 2010. Karen Sarnowski will prepare a letter to Mr. Buonanno advising him of the Board's decision.

Meeting Minutes: Due to the complexity of the changes required in the February meeting minutes, it was decided to table them until the April meeting.

Correspondence: A letter was received from Justina Horton, 18 Emerson Rd. lot 2511-1, expressing a concern over a dock encroachment issue. Karen Sarnowski will look into it.

Membership Secretary's Report: Karen Sarnowski reported as of February 28, 2010 there were 381 paid Easement members, and 110 POA members.

She discussed the proposed Collection Service Agreement which had been sent to Mr. Romer's office and the Executive Board for review. After some discussion, a motion was made by Tanya Mekelburg and seconded by Lou Mangerpan to accept the Collection Services Agreement as updated by Mr. Romer's office. 13 – Yeas, 0- No, 1 – abstention.

Treasurer's Report: Paul Donoghue presented the February 2010 Financial Statements for Easement

and POA. It was assumed Easement will collect in 2010, 70% of the proposed budget therefore, all discretionary spending will be held to 55% of the proposed budgeted line item. POA was assumed to collect 100% of the proposed income and the spending will reflect the same level.

A motion was made by Lou Mangerpan and seconded by Barry Britton to accept the February Financial Statements as presented. 13 – Yes, 0 – No, 0 - abstentions

Public Session: See visitors.

Unfinished Business:

Boat House Repair – No report.

Snow Fence/land purchase - No change.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None

COMMITTEE REPORTS:

Activities: Craig Hornyak reminded Board members about the St. Patrick dinner and the Breakfast with the Bunny.

Beach: No report.

Boathouse: Barry Britton reported graffiti was done on the backside of the Firehouse between the trees which had been planted.

By-Laws: No report.

Clubhouse: No report, however it was noted the snow outside the exit doors in the Clubhouse must be removed before any activities are held. In addition, some of the docks along the parking lot may have been damaged by the snow piled on them by the plowing contractor. Request was made to advise Laura Nietzer so she could follow up on these items.

Computers: No report.

Dams: Ed Igielski advised the valve has been closed.

Sub- Committees:

1. **Special Dock Policy:** Paul Donoghue reviewed the guidelines presented at last month's meeting. Karen Sarnowski presented the e mail input received from Rob Burr concerning the impact the proposed guidelines would have on property. After some discussion, it was

decided to follow the current proposed guidelines and continue to move toward getting the Rules and Regulations in place. Karen Sarnowski will respond to Rob Burr regarding his input.

Docks: Karen Sarnowski reported the new owner at 11 Glenwood Rd., lot 2609-1 (old Thayer property) wants to put in two new floating docks in Caster Cove and keep the existing dock on the other side of the property . After some discussion, the Board decided only two docks should be allowed. If the existing dock is one of the two, it was suggested it be brought into conformity.

Dredging: No report.

Easement: An Easement meeting was held on March 2, 2010 at 7pm. Only Board members attended. No members from the general public were in attendance.

Encroachment: No report.

Environment: No report.

Executive: The 2010 POA Public meeting will be held on June 19, 2010 starting at 10am. The 2010 POA Elections meeting will be held on August 14, 2010 starting at 10am. The 2010 Annual Easement Budget meeting will be held on November 21, 2010 starting at 10am.

Insurance: No report.

Legal: A motion was made by Paul Donoghue and seconded by Lou Mangerpan to move into Executive Session at 8:30pm. Approved by Acclamation. The Board left the Executive Session and returned to the Regular Meeting at 9:07pm.

A motion was made by Paul Donoghue and seconded by Karen Sarnowski to again move into Executive session at 10:30pm. Approved by Acclamation. The Board left the Executive Session and returned to the Regular Meeting at 10:55pm.

Master Plan: No report.

Parklands: No report.

Publicity: Lou Mangerpan reminded the Board the next newsletter will be published in June 2010 and members should start to consider articles.

Security: Jason Horn advised he will be reviewing the specific job duties for the Security Staff.

Stumps: Howie Zemser reported something was broken on the barge's throttle and requested it be fixed. The barge also needs a new prop and tie down rings.

Township: Rene Manzo will be the new Town liaison.

Weeds: Pat Toffler reported he authorized Aquatic Analysis to submit permits for this season. He also

requested information from them on what herbicides would be used and if this type would stick to the leaves underwater and be absorbed by the plants so the root system would be killed.

New Business:

Canon Camera – Paul Donoghue asked if anyone knew where the old Canon Camera was. Jason Horn advised it was broken and is no longer usable.

Rob Burr family – Karen Sarnowski advised Rob Burr's mother had passed away. Board recommended a card be sent.

Motion was made by Paul Donoghue and seconded by Barry Britton to adjourn the meeting at 11:10pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting March 2, 2010.