

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
November 3, 2009**

**ATTENDANCE:**

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

**P= Present                  Exc = Excused                  A= Absent**

Attorney Present: not present.

With a quorum present, the meeting was called to order at 7:30 pm by President John Veninger.

**Visitors:** Larry Kovar from Aquatic Analysis gave a presentation on his proposed plan for stump removal. He also discussed using his equipment for dredging. No decision was made by the Board.

Bob Moskin spoke about the dredging in the 1980's and brought maps of the lake. The following coves were picked for dredging at that time: Yardville, Racetrack, and Carter first. Next was the Lakeshore Basin, about 90 acres. In these areas, approximately 18 acres were completely de-stumped. He also provided information on the fish breeding ground for stumps. He highly recommended that we work on stumps removal in the Lakeshore Basin and Laramie cove. Bob also had a map of all the storm drains and he recommended we obtain a copy of a map showing where all the stumps have been buried.

Board had a discussion about lake management and how this type of work is moving towards these objectives. Question was raised if dredging every five years was enough.

**Minutes:** Motion was made by Karen Sarnowski and seconded by Rob Burr to approve minutes of regular meeting of October 6, 2009 and the Executive Session of October 6, 2009 as corrected.

7 -Yea, 0 -No, 5 -Abstentions

**Correspondence:** Received E mail from a member expressing concerns over the lake's level and the health of the fish population.

A response has not been received from the Township regarding the work to be done on the swamp area or the requested written plan for the work. Swamp is still closed.

**Membership Secretary's Report:** Karen Sarnowski reported membership is down by 20 members but double dock fees and late fees are taking up the slack. Currently have 867 Easement only, 675 POA, 10 tenants, and 9 specials.

With regard to collections, we still need to put together a contract with Jim Romer. We are 140 short on easement members. Rob Burr will assist with this project.

**Treasurer's Report:** 2009 budgets and actual were reviewed. Security, dam inspections and weeds all went over their budget. Committee chairs were reminded that it is important they stay on budget. A motion was made by Karen Sarnowski and seconded by Andy Fineman to accept the Treasurer's report as submitted. Vote was unanimous.

**Public Session:** See Visitors.

**Unfinished Business:** None.

### **SPECIAL PROJECTS**

**Short Term Projects:** None.

**Long Term Projects:** None.

**New Business:** None.

### **COMMITTEE REPORTS:**

**Activities:** It was reported we will be holding our annual New Year's Eve party. Cost will be \$10.00 per adult, \$5.00 for children.

**Beach:** No report.

**Boathouse:** No report.

**By-Laws:** No report.

**Clubhouse:** Laura Nietzer reported they will be replacing the kitchen and bathroom doors on the beachside.

**Computers:** No report.

**Dams:** No report.

#### **Sub- Committees:**

**1. Special Dock Policy:** No report.

**Docks:** No report.

**Dredging:** Karen Sarnowski reported P&W and TNL Carting will be the two de-silters and DJ Sisco will do the carting. She has volunteers keeping an eye on the project. Access across private property is required and everyone is paid equally. Recent rain has caused pooling and ponding in the Canal area. She will be holding residents meetings on November 12<sup>th</sup> and November 15<sup>th</sup> at the Clubhouse. She is

looking to start the project around November 16<sup>th</sup> and start dredging down to six feet just before Thanksgiving. Dredging will continue until we run out of dredging funds. A discussion was held on “private” dredging projects. It was decided members must submit a plan for their private dredging to the dredging committee before starting.

**Easement:** An Easement meeting was held at 7pm. Only Board members were in attendance. No members from the general public were in attendance.

The Board reviewed the 2009 Easement actual and the proposed 2010 Easement budget. Only increase was in real estate taxes. Several items were further discussed. The cost of the newsletter going over with this issue and the possibility of moving the newsletter to an “on-line” version; funding stump removal as a rolling fund so we could accumulate fund for more than one year and save for the big project; and discussing saving for long term necessary projects.

Motion was made by Andy Fineman and seconded by Pat Toffler to approve the proposed Easement budget for 2010 and present it to the members at the November 21, 2009 Easement meeting. Vote was unanimous.

**Encroachment:** No report.

**Environment:** No report.

**Executive:** John Veninger reminded all Board members about the November 21, 2009 annual easement meeting.

**Insurance:** No report.

**Legal:** No report.

**Master Plan:** No report.

**Parklands:** No report.

**Publicity:** No report.

**Security:** Jason Horn requested we issue car stickers with the vehicle’s license plate number. We could request the plate number on the form we use. No decision was made. Jason also requested a decision concerning Ken Hall continuing to unlock the dumpster gates. Should he continue?

**Stumps:** Howie Zemser requested the Board’s opinion on the Larry Kovar stump presentation, how we should fund this \$6,000 per day project, and where we should remove stumps. Pat Toffler advised he has a meeting set up with the experts to look at the lake and stump removal. It was recommended stumps should be marked during the lake drawdown. Board appeared to be in favor of the stump removal plan and asked Howie Zemser to have a plan ready for our next Board meeting. Karen Sarnowski advised she was going to have ariel photographs of the lake taken during the drawdown to show stumps, dredging improvements and structures on Parklands.

**Township:** No report.

**Weeds:** No report.

Meeting adjourned at 10:40pm.

Meeting minutes taken by Laura Nietzer and prepared by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting November 3, 2009.