

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
October 5, 2009**

ATTENDANCE:

Britton, Barry	P	Hornyak, Craig	P	Sarnowski, Karen	P
Burr, Rob	P	Igielski, Edward	P	Shafton, Ken	Exc
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	P
Fineman, Andy	P	Mekelberg, Tanya	Exc		
Horn, Jason	Exc	Nietzer, Laura	Exc		

P= Present

Exc = Excused

A= Absent

Attorney Present: James Romer

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

Visitor: Maria–Elena Grant, Public Relations committee, gave a presentation on the results of the 2009 Lake Survey taken by Public Relations. 20.97% of the Easement holders and POA members responded to the survey. Each of the survey questions was reviewed and questions from the Board were answered with regard to the responses received. Major findings were: the community prefers to communicate through e mails and the web site; concern was expressed about lake quality; members want trespassing reduced; and they are looking for Security to enforce our rules and regulations. Priorities stated by the community were: Stumps, weeds, dredging, and enforcing regulations/trespassing. Maria advised she would be available to meet with any committee to further discuss the finding and assist in incorporating the survey results into 2010 actions.

Meeting Minutes: Motion was made by Rob Burr and seconded by Jason Elmini to approve the September 1, 2009 Executive Session minutes as submitted and to approve the Regular Meeting minutes of September 1, 2009 as corrected. 8 -Yea, 0 -No, 5 -Abstentions

Correspondence: An e mail was received from a member requesting a list of the people who bid at the boat auction and the prices paid for the boats. It was recommended we publish a list of the vessels sold and their selling price.

Membership Secretary's Report: Karen Sarnowski reported, as of September 30, 2009, we had 849 Easement only members, 674 POA members, 10 Tenants, and 9 Specials paid. Easement holders paid is approximately 12% down from 2008. She also reported a new collection agency is being interviewed and a contract will be developed by the POA if we move forward.

Mr. Norman Van Dunk purchased property (block 18-11, lot 3) that had \$3204.00 in back Easement payments and requested we waive them. Recommendation from the Board was not to waive back payments.

Karen reported she had two other issues concerning back payments. On one it was agreed not to

pursued collections until the house was sold. When she checked, the house was not for sale therefore, a letter will be issued requesting collection of back payments. On the second property, a payment plan was agreed to with the property owner, however, the owner made two payments and stopped. A letter will be issued requesting payments.

Treasurer's Report: Several questions on taxes required some explanation so the Treasurer's report was deferred to our next meeting.

Public Session: None.

Unfinished Business:

Boat House: It was reported work is almost completed.

UGL Flag removal: No change.

Boat Auction: see correspondence.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

New Business: Road Congestion – Karen reported Parklands and in some cases Township property, was being used to store RV's, boats, etc. causing traffic congestion in some areas. Karen will discuss with Town and an article will be placed in the next newsletter advising storing on Parklands is not permitted.

COMMITTEE REPORTS:

Activities: John Valby night ticket sales are good. Kid's Halloween party has two volunteers to run it, and the Adult Halloween party will be run by the Ponzos.

Beach: No report.

Boathouse: See unfinished projects.

By-Laws: See Sub-committee reports.

Clubhouse: It was reported the Daisy Girl Scouts requested permission to use the Clubhouse for meetings. Motion was made by Paul Donoghue and seconded by Karen Sarnowski to let them use it for free. 14 – Yeas, 0 – No, 0 – Abstentions

Plowing - We are looking for bids to plow the Clubhouse parking area. Bidder must have full insurance.

Computers: No report.

Dams: Ed Igielski reported the gate valve is open for the lake lowering. The lake is currently down approximately 39 inches and we expect to be down 84 inches by October 28, 2009.

Sub- Committees:

1. **Special Dock Policy:** Planning a final meeting and will present to Board soon.

Docks: Karen Sarnowski reported she has one person left on the dock waiting list. She is looking to finish mapping all dock locations and in the spring start to document docks that need repair.

Dredging: Karen Sarnowski reported four contractors have bid on the dredging project and bids are currently under review. Jim Jones reported the pipe under Witte Road is completely clogged and requested the Dredging committee remove the silt in that area. John Veninger reported Dave Lynch wants to do some work by the spillway to prevent future erosion of the Parklands. Estimated cost is \$8400 to 8500. He only has one bid. Ed Igielski advised he would oversee the project and obtain more bids.

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

Easement meeting: The annual budget Easement meeting will be held on November 21, 2009 at 10am. Two e mail notices will be issued; an announcement in the newsletter, as well as on the web site, will be posted. Agenda will be developed.

Encroachment: No report.

Environment: Water samples are still being taken and it was reported the lake water still looks good. No response has been received with regard to the duck problem at 689 Lake Shore Drive.

Executive: John Veninger reported the 175th POA float was well received and would like to thank everyone for their assistance. Float took 2nd place.

Insurance: Paul Donoghue advised he still needs the Dam report for the insurance company.

Legal: A motion was made by Paul Donoghue and seconded by Karen Sarnowski to move into Executive Session at 8:56pm. Approved by acclamation.

Master Plan: Pat Toffler reported he is still working the report's format.

Parklands: No report.

Publicity: Lou Mangerpan advised the Winter Newsletter articles must be in by October 15, 2009 so the newsletter can be published in November. He will be starting work on updating the volunteer list.

Security: Jason Horn submitted the following Security report:

Barge is beached; crane, motor etc have been stored in the boat house. Security boat has been cleaned, winterized and is also in the boat house. All lake buoys are out and stored. The abandoned Jet Ski is out of the water and in the boathouse.

Stumps: Howie Zemser reported, with the lake drawdown, about eighty stumps have been mark with yellow floats. He has held two stump parties with a good number of stumps removed.

Township: No report.

Weeds: Pat Toffler reported he will be meeting with Steve (Princeton Hydro) and Larry (Aquatic Analysis) to discuss what had been done in 2009 and what needs to be done in 2010. He also advised he is ready to tell the Town to release the water in the swamp bog after the first frost/freeze.

Motion was made by Paul Donoghue and seconded by Rene Manzo to adjourn the meeting at 11:04pm. Approved by acclamation.

Meeting minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting October 5, 2009.