

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
September 1, 2009**

ATTENDANCE:

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

P= Present Exc = Excused A= Absent

Attorney Present: James Romer

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

Motion was made by Barry Britton and seconded by Karen Sarnowski to approve minutes of Regular meeting and the Executive Session of August 4, 2009 as corrected.

11 -Yea, 0 -No, 2 -Abstentions

Correspondence: None

Membership Secretary's Report: Karen Sarnowski reported that we have 805 Easement Only members, 673 POA members, 10 Tenants, and 9 Specials. We also have 9 double dock fees. There are no legal collections at this time and she will be scheduling a meeting to interview a new collection agency.

Treasurer's Report: Tanya Mekelberg presented the financials for Easement and POA. The meeting with the merchant service company in regards to credit card payments had to be rescheduled for later in the month. If viable, credit card processing for Easement and POA fees could be in place for next season. There was a discussion about the classification of various legal fees between Tanya and John Veninger. Motion was made by Rob Burr and seconded by Karen Sarnowski to accept the financials as presented. 15-Yea, 0-Nay, 0-Abstentions

Public Session: Resident Josif Vasertriger accompanied by his contractor Tom Anderson presented plans for bulkhead and dock construction to board members Andy Fineman and Jim Jones.

Unfinished Business:

Boathouse – Board had issues with painting the exterior and requested alternatives.

Township 175th Float – work progressing well. John V. requested board members to stop by boathouse to view and encourage workers. John V. also requested several board members volunteer to ride float. The issue of keeping, storing and possible future use of the float murals was put before the board for consideration.

Boat Auction – Is set for Saturday Oct 3. Location changed from clubhouse to boathouse. An email message will be sent to all residents on Sept 11, 2009.

Flag Removal – No action.

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None

New Business: None

COMMITTEE REPORTS:

Activities: The POA will be hosting the Cub Scouts Pack 146 Blue & Gold dinner which will be held at clubhouse on February 7, 2010. Comedy night set for October 10, 2009.

Beach: Andy Fineman reported that the beach will close for the season after the Labor Day weekend. Beach clean-up day set for September 12, 2009. The storage shed needs to be moved per the township. Andy is looking into having new concrete swim raft anchor weights cast for next season. Motion sensor for night time lighting ripped out by vandals, looking into replacement solution.

Boathouse: Winter storage of boats to begin after September 13, 2009. Planting of shrubs set for early fall. _

By-Laws: (Dock Subcommittee) Karen Sarnowski reported that the Docks Sub-committee will be presenting its initial report at the October 2009 meeting.

Clubhouse: No report

Computers: No report

Dams: Ed Igielski reported that work continues on the items that were flagged during the 2009 Formal Dam Inspection. Plans for clearing shifted rip-rap from dam outlet works area to allow proper water flow during the lake draw down are being finalized. Dam committee met on August 28, 2009 to make preparations for the lake draw-down. Draw-down to commence on the morning of September 15, 2009 and is set to terminate on or before November 1, 2009. A second e mail notice of lake lowering to be sent September 5, 2009.

Sub- Committees:

1. Special Dock Policy: See By-Laws

Docks: Karen Sarnowski reported that there were 12 docks on the wait list; 10 docks were assigned, 1 dock pending assignment and 3 docks recovered from non paying members. It is anticipated that all residents on the waiting list should be assigned a dock within the next few weeks. Jason Elmini was sent a copy of the dock assignment list to begin contacting members about their assignments. Several additional delinquency letters have been sent. Dock committee focus for the 2010 season will be docks in disrepair and the removal of trash docks.

Dredging: Karen Sarnowski reported that she is awaiting final bids from dredging contractors. She has already met with homeowners in Canal Area and Witte Cove to arrange for machine access and to advise them about dock and bulkhead repairs

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

Encroachment: No report

Entertainment: Warren Colnaghi proposed that the board year end party be held on October 23, 2009 at the Café Amoire in Hewitt. Details will be firmed up at the next board meeting.

Environment: Howie Zemser reported that water testing continues to be done. Steve Sousa of Princeton Hydro took samples for plankton testing and reported that the Zooplankton count ratio was quite high which is a good indication of general lake's health. Howie and Rene Manzo surveyed the Canal Section of the lake and found it to be in very bad biologic condition with heavy aquatic growth and slitting. The duck situation is still presenting issues with water quality. Howie is monitoring the problem and will notify the township health department officials if we get a failed test.

Executive: John Veninger reminded all board members of the reasons they are serving on the board. "We serve for the betterment of the community, the lake, the parklands and the facilities of Upper Greenwood Lake". All board members were encouraged to improve communications between committees and work to eliminate committee infighting.

Insurance: No report.

Legal: Motion was made by Tanya Mekelburg and seconded by Karen Sarnowski to enter into Executive Session at 8:40pm. 15-Yea, 0-Nay, 0-Abstentions.

Master Plan: Pat Toffler reported that the initial draft of the Master Plan has been completed.

Parklands: Jim Jones reported that the Clubhouse sidewalk project has been completed. Jim presented the bulkhead and dock improvement plans of resident Josif Vasertriger. The plans included an extended length dock of 24feet due to shallow water. A motion was made by Andy Fineman and seconded by Jim Jones to approve the plan including the 24foot dock length. 15-Yea, 0-Nay, 0-Abstentions

Publicity: No Report. Karen Sarnowski brought to the boards attention that articles for the next newsletter need to be submitted to Lou Mangerpan by October 1, 2009.

Security: Jason Horn reported that the West Milford Police accompanied our Security Patrol on the lake on August 23, 2009 and one summons was issued. One more Police patrol is scheduled before the end of the season. Jason met with the Security staff to address the issues with answering the Security phone. Jason stated that he will prepare new operating procedures for the Security staff and will make sure that all Security personnel are made aware of them and agree to operate under them before the start of the 2010 season. There was an incident with a stolen canoe and several individuals were picked up by the West Milford Police and found to be intoxicated. The canoe was recovered by Security and returned to its owner. Jason reported that the float across from the Clubhouse has been removed. Upon inspecting the Warner property it was found that there was no boat or dock present but there was a trampoline.

Stumps: Howie Zemser reported that he will met with Larry Kovar of Aquatic Analysis for a presentation on a new stump removal system and will determine if system is viable for use in our lake. The results of the Stump Removal Party were good. The work party was able to remove many stumps. The next Stump Party being planed for September 12, 2009 and an email message will sent out on September 5, 2009. He met with the pastor of Living Will Church during work session and was offered assistance. Karen Sarnowski inquired about the church members (who are not deeded property owners) who provided assistance to the UGLPOA. They may ask for lake usage. She also inquired about the insurance liability of having non-easement people assist the POA. It was the general opinion of the board members that non-easement people should not be engaged in UGLPOA work projects. John Veninger will check with the Office to see if the Living Will Church is an Easement Property. If so they may need to pay Easement fee.

Township: No Report. Karen Sarnowski brought to the attention of the board the news that the township was considering having the private lake associations pay for their own garbage collection and also that they are considering reassessing the taxes on UGL parklands.

Weeds: Pat Toffler reported that he had met with Steve Sousa of Princeton Hydro out on the lake for several hours. During their survey Pat and Steve checked the Bog area and several issues came to light. It is protected by DEP and Wetlands laws and Steve advised it was “not a good thing to have hanging over our heads”. Steve also indicated there is a need to create a management plan for the bog drain conduit and present it to the township. Pat was informed by Township engineer, Jerry Storms, of plans to install some type of flow control gate to regulate output from the bog to the lake. On subsequent visits Steve detected an abnormally high phosphorus loading on August 5, 2009 and again on August 12, 2009. Steve also alerted Pat to the presence of a very aggressive invasive lake weed known as “Water Chestnut”. Karen Sarnowski pointed out that she had observed an unknown aquatic plant in the Clubhouse Cove and asked that it be identified (it might be Water Chestnut). Andy Fineman questioned whether the gravel which was placed across the mouth of the bog conduit outlet has any filtration function. Pat responded that it had some filtration ability. Andy also raised a concern about the transport of alien aquatic flora and fauna into the lake from both boats and trailers. Pat indicated that he will be meeting with Larry Kovar of Aquatic Analysts and Steve Sousa of Princeton Hydro at Steve’s office in Princeton to create a plan of action for the 2010 season.

Motion was made by Warren Colnaghi and seconded by Jason Elmini to adjourn the meeting at 9:50pm. Approved by acclamation.

Minutes taken by Edward Igielski and respectfully submitted by Lou Mangerpan.