

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING  
March 10, 2009**

**ATTENDANCE:**

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

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

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:24pm by President John Veninger.

Visitor: Edna Lynch discussed the upcoming West Milford 175<sup>th</sup> Anniversary and the proposed floats. Would like a float from the POA and requested volunteers to propose ideas for the float, for the design, to help assemble the float, provide a flat bed truck to carry the float and a driver. The Board appointed Andy Fineman as our liaison with the town and 175<sup>th</sup> Anniversary committee. Information will also be placed on the UGLPOA web site. Proposed meetings will be posted as soon as dates are confirmed.

**Minutes:**

Motion was made by Paul Donoghue and seconded by Andy Fineman to approve minutes of Annual Easement Meeting dated November 15, 2008. 10 – Yea, 0 – No 4 – Abstentions

Motion was made by Paul Donoghue and seconded by Laura Nietzer to approve minutes of Regular Meeting and the Executive Session dated February 4, 2009 as corrected. 10 - Yea, 0 -No, 4 – Abstentions

The minutes of the January 6, 2009 Regular meeting will be held until the next Board meeting.

**Correspondence:** None

**Membership Secretary's Report:** As of February 28, 2009 we have 520 easement only members, 340 POA members, 1 Tenant, and 5 Specials for a total of 866 members. Karen Sarnowski advised it appeared the POA member numbers were off by 2 members. Will review for next meeting.

**Payment Plans:** If a payment plan is requested by a member, the following will be followed. For Easement only members, plan length maximum of seven months with 1% penalty per month; for POA members, plan length maximum of five months with a \$25.00 one-time charge. Both Easement and POA members must sign a payment plan agreement.

**Marshall Property:** House which had burned is now being demolished. Owner owes \$2000 in back

dues.

Lynch/DiBona (old property) property: Property is for sale. Approximately 1.25 acres, tax \$540 per year, asking price \$60,000 to 75,000. Karen will approach owner to see if we can buy the small lot.  
Cedar Brook property: Property for sale and owner owes easement fees back to year 2000. Letter will be sent to realtor and owner advising back fees must be paid.

**Treasurer's Report:** Year end 2008 report was tabled and will be re-issued. Cover sheet date must be changed to 2009 on all reports. Motion was made by Paul Donoghue and seconded by Barry Britton to approve the January 31, 2009 and February 28, 2009 reports as presented. 14 – Yea, 0 – No, 0 – Abstentions

**Public Session:** (see visitors)

**Unfinished Business:**

Dumpster/fencing: Andy Fineman reported the work has been completed.

Boat House: No report.

**SPECIAL PROJECTS**

**Short Term Projects:** No report.

**Long Term Projects:** No report.

**New Business:** West Milford “volunteer of the year” – it was proposed we nominated Dave Lynch and Julia Held for volunteer of the year. Karen Sarnowski will handle.

**COMMITTEE REPORTS:**

**Activities:** Fireworks work has been completed. Cost for 4675 units will be \$10,000. St. Patrick dinner is sold out. Breakfast with the bunny is scheduled for April 4, 2009 at a cost of \$3.00 per. Comedy night is scheduled for April 25, 2009. no comedian has been selected. UGL Day is scheduled for June 27, 2009. The glass on the board on Warwick Turnpike needs to be replaced and Craig Hornyak will get an estimate.

**Beach:** Andy Fineman reported the raft has been moved and tied down. Sand will be ordered shortly.

**Boathouse:** No report.

**By-Laws:** No Report.

**Clubhouse:** Laura Nietzer reported the “off peak” clubhouse rental rates have changed. She also advised she need a new volunteer to handle some of the mechanical work required for the clubhouse. April has been booked and May is doing well. Will also need volunteers with clubhouse keys to open

and closed the clubhouse on Family and Game nights.

**Computers:** No report.

**Dams:** Ed Igielski reported the field inspections are on target. Required repairs will be determined after the inspection.

**Sub- Committees:**

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

**Docks:** No report.

**Dredging:** Karen Sarnowski advised we will be dredging in the fall.

**Easement:** Easement meeting was held at 7pm and no members attended.

**Encroachment:** Laura Nietzer reported the required letters were issued.

**Environment:** Proposed Princeton Hydro work to be performed this season will be paid for out of the weed budget. Estimated cost is \$5600. Motion was made by Lou Mangerpan and seconded by Paul Donoghue to approve the proposed Princeton Hydro proposal and the associated cost of \$5600. 14 – Yea, 0 – No, 0 – Abstentions.

**Executive:** No report.

**Insurance:** No report.

**Legal:** A motion was made by Paul Donoghue and seconded by Karen Sarnowski to move into Executive Session at 8:27pm. Approved by acclamation.

**Master Plan:** No Report.

**Parklands:** Jim Jones reported three large trees were removed from the lake area. Question was raised about trees falling into the lake and who would be responsible to have it removed. If this happens it is the UGLPOA's responsibility to remove it. The planting around the firehouse will be done after the walls are cleaned.

- Pavilion: Power lines to the pavilion to the meter box will be worked on. Ken Hall is working on a "lightning" layout. Other work to be done – road work, curbing, electrical, sand blast concrete and stain it, and purchase furniture.

**Publicity:** Russmor Marine requested permission to place a business card ad for floating docks into the UGLPOA welcome packet. Permission was granted and the \$35.00 fee collected. They also requested permission to have a table at our UGL day to provide information on floating docks to our members. This was also granted. Lou Mangerpan advised articles for the Spring/Summer newsletter will be required by April 15, 2009. Newsletter will go out June 1, 2009.

**Security:** Winter patrols are done.

**Stumps:** No report.

**Township:** Next lake meeting is scheduled for March 16, 2009.

**Weeds:** Bill Thayer reported the contract with Aquatic Analysis has been completed.

Motion was made by Paul Donoghue and seconded by Lou Mangerpan to adjourn the meeting at 9:41pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting March 10, 2009.