

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
April 5, 2011**

ATTENDANCE:

Burr, Rob	P	Igielski, Edward	P	Veninger, John	P
Colnaghi, Warren	E	Jones, Jim	P	Zemser, Howie	P
Donoghue, Paul	E	Mangerpan, Louis	P	Zielinski, Gary	P
Fineman, Andy	P	Manzo, Rene	P		
Gallucci, Gary	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	P		
Hornyak, Craig	P	Toffler, Pat	P		

P= Present E = Excused A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:20pm by President John Veninger.

Motion was made by Rob Burr and seconded by Rene Manzo to approve minutes of regular meeting of March 1, 2011 as corrected. 8 -Yea, 0 -No, 1 –Abstentions. A motion was made by Karen Sarnowski and seconded by Andy Fineman to approve minutes of the Executive Sessions of February 9, 2011 and March 1, 2011 as corrected. 14 -Yea, 0 -No, 0 –Abstentions.

Correspondence:

1. An e mail was received from a member concerning the graffiti and paint on the Dover cove wall. Jim Jones to review.
2. An e mail was received from a member requesting permission to place a dumpster on Parklands during the renovations on their home. Board approved the placement of the dumpster with certain stipulations. Lou Mangerpan will prepare a response.
3. A member had questions on the current Dock waiting list. Karen Sarnowski will revise the current list and send it to Lou Mangerpan so the POA web site can be updated.

Membership Secretary's Report: Karen Sarnowski reported the association had, as of March 31, 2011, 762 easement only members, 447 POA members, 4 Tenants, and 0 Specials. (Specials must be approved by the Board before they can be counted.) The easement figure is slightly higher than 2010 and the POA is about the same.

A motion was made by Karen Sarnowski and seconded by Rob Burr to offer Special membership in 2011 to the 2010 Specials that paid their equivalent POA dues and Easement fee. 14 -Yea, 0 -No, 0 –Abstentions.

Treasurer's Report: An e mail from Paul Donoghue was reviewed by John Veninger concerning the current financials.

Easement – The allowable spending rate has been set for 2011. This should be ready by the next meeting. The Board is considering a contract for stump removal, however, the Board will not be

able to fund stump removal and the stump sinking fund at 100%.

POA – Activities revenue is running ahead of plan. However, POA membership is only at 68%.

A motion was made by Karen Sarnowski and seconded by Rob Burr to approve the financial reports as submitted. . 13 -Yea, 0 -No, 1 –Abstentions.

Public Session: None

Unfinished Business:

1. Mt. Laurel Beach non-easement holders using water. – referred to Jim Romer.
2. Mt. Laurel weeds letter. – Pat Toffler resolved this issue.
3. Fire Lanes – Andy Fineman contacted the Director of OEM Fire Dept. Director to meet with Jim Jones to resolve.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: The rain date for the fireworks has been set for August 13, 2011. The POA elections meeting as well as the hot dog roast has been set for August 20, 2011. Music Under the Stars will also be held on the same date.

Beach: No report.

Boathouse: Rob Burr reported there were several spaces available for boat storage in the boat house. Rob will be coming up with a plan to select who gets boat storage space in the fall of 2011.

By-Laws: no report.

Clubhouse: Laura Nietzer reported rentals are starting to come in. The beach side bathroom was repainted. Longer tables are needed and will be purchased.

Computers: No report.

Dams: Ed Igielski prepared a report with photographs on the dam's performance during the March 3, 2011 rain event. Ed will provide the report in digital form so it can be placed on the web site.

Sub- Committees:

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

Docks: Karen Sarnowski reported new dock applications are coming in and she will be revising the current dock waiting list.

Dredging: No report.

Easement: An Easement meeting was held on April 5, 2011 at 7pm. Only Board members attended. No members from the general public were in attendance.

Encroachment: Gary Gallucci presented a 2011 Encroachment Policy for the systematic removal of lakefront property owner's encroachments from Parkland property. The Board reviewed the proposed document and supported Gary's new policy. Mr. Gallucci will send a copy to Lou Mangerpan so he can post it on the web site. Gary Gallucci also reported several infractions he is currently dealing with. 1. A pavilion was being built on Parklands and the member agreed to move it back onto their property. 2. A member on Warwick rd. wants to build a platform at the end of their steps. No issued was presented.

Environment: No report.

Insurance: No report.

Legal: A motion was made by Laura Nietzer and seconded by Rob Burr to enter into an Executive Session at 8:07pm. Approved by acclamation. The Board returned to the regular meeting at 8:35pm.

Master Plan: No report.

Parklands: Jim Jones reported the Association will be using the Passaic County Incarceration Work Program (Hayward Program) to assist in the clean up around the lake.

Publicity: Lou Mangerpan advised Board members articles for the June newsletter must be sent to him by May 15, 2011.

Security: No report.

Stumps: Contract to remove stumps is currently under review.

Township: Rene Manzo reported an ordinance concerning feeding waterfowl will have its first reading on April 6, 2011 and the final reading on April 20, 2011. Rob Burr will be compiling a list of lake properties which the Township must send any permits for building.

Weeds: Pat Toffler reported he has \$25,000 in his budget for weed control in 2011.

New Business: None.

Motion was made by Rob Burr and seconded by Laura Nietzer to adjourn the meeting at 9:03pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting April 5, 2011.