

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

ATTENDANCE:

Burr, Rob	E	Igielski, Edward	P	Veninger, John	P
Colnaghi, Warren	P	Jones, Jim	P	Zemser, Howie	E
Donoghue, Paul	P	Mangerpan, Louis	P	Zielinski, Gary	P
Fineman, Andy	P	Manzo, Rene	P		
Gallucci, Gary	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	E		
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 7:39 pm by President John Veninger.

Motion was made by Paul Donoghue and seconded by Craig Hornyak to approve minutes of Regular meeting of June 7, 2011 as presented and approve the Executive Session minutes as amended. 7 -Yea, 0 -No, 5 -Abstentions

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski sent in a report read by John Veninger that as of June 30, 2011 Easement only membership was at 834, POA membership was 593, Tenants was 11 and Specials was 8 for a total of 1446.

Treasurer's Report: Paul Donoghue advised he received a letter from the IRS which resolved the 2007 tax problem. The Association does not owe any taxes. The Auditor's report was received and is under review.

Easement collections are running at approximately 68%. POA expenses/spending is still too high. The POA is approximately \$23,000 behind budget.

The Association's insurance cost is up approximately 4%.

A motion was made by Lou Mangerpan and seconded by Jason Horn to approve the Financial reports as submitted. 12 -Yea, 0 -No, 0 -Abstentions

Public Session: None.

Unfinished Business: None.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: Craig Hornyak reported the W.M. Fire Marshall requested a post report on the Fireworks on UGL Day. A business next to the UGL Clubhouse has submitted a bill for “gutter” cleaning to remove residue from the fireworks display. Craig will investigate both matters.

The Fishing Derby was attended by approximately 80 people.

Beach: Andy Fineman reported a meeting with the beach staff was held and he would be estimating the beach’s estimated spending for the rest of the year.

Boathouse: Rob Burr submitted an e mail on the Boathouse and was read by John Veninger. He will be changing the cost structure for boat house storage. In future, charge will be on a price per foot, from longest points including the trailer. It will be structured so the cost is similar to last year’s average boat size. The extermination was completed and clean up has begun. Shelving will be installed for better space utilization. The abandoned jet-ski will be removed at no cost.

By-Laws: No report.

Clubhouse: Laura Nietzer report there were no rentals for August or September. A fall discount will be offered for first time users. A broadcast message will be issued with the information.

Computers: No report.

Dams: Ed Igielski reported Aquatic Analysis will be taking care of the weeds on both sides of the dam.

Sub- Committees:

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

Docks: No report.

Dredging: No report.

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

Entertainment: No report.

Encroachment: No report.

Environment: No report.

Executive: No report.

Insurance: Paul Donoghue reported insurance cost will be up approximately 4%.

Legal: A motion was made by Paul Donoghue and seconded by Laura Nietzer to enter into Executive Session at 8:53pm. Approved by acclamation.

The Board returned to the Regular meeting at 9:20pm.

Master Plan: No report.

Parklands: Jim Jones reported curbing has been installed by the Firehouse to delineate the parking lot.

Publicity: Lou Mangerpan reported he was in contact with Maria- Elena Grant with regard to the focus groups the Board requested. Meeting will start in late July and early August.

Security: Jason Horn reported the Association will be getting 14 new buoys and he is looking into a gate for the boat launch area. He also requested the board supply a cheap laptop so Security could track and monitor paid up POA members and Easement members allowed on the lake.

Stumps: Jim Jones reported work is progressing on stump removal with over 400 already removed.

Township: Rene Manzo reported the Township is currently working on a new Septic ordinance and will keep the Board advised.

Weeds: Pat Toffler report weed s in some areas of the lake is starting to be a problem. Aquatic Analysis will be looking into it. The weed budget has already been spent and addition funding will need to be addressed.

New Business: None.

Motion was made by Paul Donoghue and seconded by Laura Nietzer to adjourn the meeting at 9:31pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

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