

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
October 4, 2011**

ATTENDANCE:

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

P= Present E = Excused A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:25 pm by President John Veninger.

Motion was made by Rob Burr and seconded by Laura Nietzer to approve minutes of Regular meeting and the Executive Session of September 6, 2011 as corrected. 9 -Yea, 0 -No, 1 -Abstentions

Correspondence: A letter was received from a member at 48 Landing concerning the use of a dock across the street from his property. A letter will be issued by Karen Sarnowski advising of the Board's decision at its last meeting (see August meeting minutes).

Membership Secretary's Report: Gary Gallucci reported there are 850 Easement only members, 627 POA members, 13 Tenants, and 8 Specials as of September 30, 2011.

Treasurer's Report: Karen Sarnowski reported on the Easement financials which are in good shape. The Parklands budget for 2011 will overrun due to the trees that have to be cut down and removed after hurricane Irene. Final numbers for desilting and weeds have to be worked and if there is any money left in their budget a pre-buy for weed chemicals will be determined. The POA financials are still a problem with membership still under the projected figure for 2011. Nine members will be going into collections for non-payment. Clubhouse rentals are still down but may be closer than expected with new rentals just received. Beach payroll was over budget by \$ 7,900.00 and is still being reviewed.

A discussion was held on the possibility of paying off the clubhouse mortgage. There is approximately \$ 15,000 left and if paid off will save interest charges. A motion was made by Karen Sarnowski and seconded by Laura Nietzer to take the money out off general funds and pay off the clubhouse mortgage. 12 -Yea, 0 -No, 0 -Abstentions

A motion was made by Rob Burr and seconded by Gary Gallucci to approve the Financial reports as submitted. 12 -Yea, 0 -No, 0 -Abstentions

Public Session: No public session.

Unfinished Business:

Fire Lanes – issue closed.

E mail addresses – Ed Igielski requested the number of new addresses required. After some discussion it was decided one for Office, one for docks, one for Membership, one for Security, and one for Beach.

POA Proposed Budget for 2012 – A proposed 2012 POA budget was presented by Karen Sarnowski. Beach payroll for 2012 must be reviewed by the Beach committee. Capital improvements will be lowered to \$ 6,000. Plans for future capital improvement must be developed by the committees.

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None

COMMITTEE REPORTS:

Activities: No report.

Beach: The tag color for 2012 was selected to be Teal # 43.

Boathouse: Applications for boat storage have gone out. Rob Burr reported the boat house storage will be split into two seasons and charges for trailers will be introduced for trailers left over the summer season.

By-Laws: Lou Mangerpan reported he is working with Paul Donoghue to obtain the by-Laws and Rules and Regulations material.

Clubhouse: Laura Nietzer reported the POA received recognition from the West Milford Varsity Cheerleaders for allowing the use of the Clubhouse in 2011.

Computers: In 2012 budget.

Dams: No report.

Sub- Committees:

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

Docks: No report.

Dredging: No report

Easement: An Easement meeting was held on October 4, 2011 at 7pm. Only Board members attended: other Easement members were not in attendance. The date for the Easement budget meeting will be November 20, 2011.

Encroachment: No report.

Environment: No report

Executive: John Veninger advised all Easement budget items for 2012 must be in by the next meeting date.

Insurance: No report.

Legal: A motion was made by Laura Nietzer and seconded by Rob Burr to enter into Executive Session at 8:39 pm. 12 -Yea, 0 -No, 0 -Abstentions

The Board returned to its regular meeting at 9:10 pm.

Master Plan: No report

Parklands: Jim Jones sent a message to John Veninger advising there were additional trees to be cut down.

Publicity: Lou Mangerpan advised the next newsletter =, which will be transmitted electronically, will be issued in November 2011. All articles must be in by October 30, 2011. Plans for the 2012 member survey have started and will be ready for Board review in December. The focus group meetings are still being held.

Security: Jason Horn reported all the buoys will be out by the end of October 2011 and the barge dismantled. The Security boat will also be removed and stored. A residents truck had been parked by the dumpster while the member went fishing and West Milford police issued a ticket.

Stumps: No report.

Township: The ordinance for notification on building permits has been tabled.

Weeds: No report.

New Business:

New Sign - Karen Sarnowski reported a meeting that had been proposed for a new sign was cancelled. The current sign is on State property. No further action will be done right now. Lou Mangerpan suggested the old sign location be changed to move it closer to the intersection where the new traffic light will be. This will allow members to read the message while waiting for the light.

Motion was made by Laura Nietzer and seconded by Rene Manzo to adjourn the meeting at 9:47 pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.