

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
August 2, 2011**

ATTENDANCE:

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

P= Present E = Excused A= Absent

Attorney Present: James Romer

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

Motion was made by Paul Donoghue and seconded by Rene Manzo to approve Regular and Executive minutes of July 5, 2011 as amended. 8- Yea, - 0 No - 3 Abstentions

Minutes of June 18, 2011 Public Meeting were tabled pending incorporation of comments from Attorney James Romer. Board agreed by affirmation that contract/agreement/document is withdrawn with discussion continuing and resolution pending dock chair availability.

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski provided a written report read by Paul Donoghue. As of July 27, 2011, POA membership is at 619, Easement only is at 842 for a total of 1,461 with 13 Tenants and Specials. Advised numbers are up to 97.7% of POA budget thru aggressive collections and dock assignments to new members. Motion was made by Paul Donoghue and seconded by Laura Nietzer to temporarily suspend a member's membership in consideration of medical and financial hardship under a non-use of dock condition. 11 - Yea, 1- No, 0- Abstentions

Treasurer's Report: Paul Donoghue reported revenue at 74.5%, down from the 80% forecast. The POA budget figure noted by Karen includes approximately \$8,000 in late fees. In discussion, it was noted that the last increase was as far back as 10 years ago (for the clubhouse) and that an increase of \$25 would produce \$16,700 in added revenue.

Public Session: None

Unfinished Business: None

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None

COMMITTEE REPORTS:

Activities: Paul Donoghue noted that income was not keeping pace with expense, shortfall of ~\$7.5k with 12k forecast; anticipated that it be made up with remaining activities. Volunteers needed for hot dog roast after Easement meeting. West Milford Fire Marshall report and 'gutter' request updates pending.

Beach: Per Andy Fineman, fire lanes are being addressed. With Laura Nietzer, confirmed majority of beach spending has been done and that remaining spending will be tightly managed.

Boathouse: No report.

By-Laws: No report.

Clubhouse: Laura Nietzer advised, due to budget constraints, non-urgent spending is being deferred until January.

Computers: John Veninger advised new computer will be put on the Easement budget for 2012.

Dams: Ed Igielski advised weeds by the dam are being addressed, gate valve is operating properly and that preparation for bi-annual inspection in the fall is underway.

Sub- Committees:

1. Special Dock Policy: No report.

Docks: Karen Sarnowski provided a written report in anticipation of her absence. Six properties are for sale with unpaid docks. Final letters will go out in the coming week; then they will go to legal.

Dredging: There will be no draw down this year.

Easement: An Easement meeting was held on August 2, 2011 at 7pm. Only Board Members attended; other Easement members were in attendance.

Encroachment: Gary Gallucci advised a member's encroachment is being addressed by Karen Sarnowski.

Environment: No report.

Executive: No report.

Insurance: Paul Donoghue confirmed premiums have risen with no changes by POA.

Legal: Attorney James Romer advised that a retainer for the current period must be approved; the Board indicated acceptance by acclimation.

A motion was made by Laura Nietzer and seconded by Gary Gallucci to enter into Executive Session at 8:42pm. The Board returned to the Regular meeting at 9:05pm.

Master Plan: Pat Toffler advised development continues.

Parklands: Jim Jones confirmed rebuild of the wall at the end of Dover Rd. and the area is back in order. Rocks will be moved and a 'gate' added for additional parking near the launching ramp. Homeowner removed a tree from Parklands after being told 'no' by Chairperson.

Publicity: No report.

Security: Jason Horn confirmed recovery of stolen row and power boats. New buoys have been received and a Kindle is being used to improve security sweep efficiency. West Milford Police were on the lake Sunday and issued seven tickets. Varying size/shape of membership stickers was suggested.

Stumps: Jim Jones advise 500 to 600 stumps removed so far and will continue with five hour work days. He also is up-to-date on billing and reasonable spend rate to be balanced with \$29k to 52k in the weed budget. A gas winch is available, being stored at end of Witte Rd.

Township: Rene Manzo provided an update including the passing of water fowl legislation and ongoing refinement of building permit notification to lake communities.

Weeds: Pat Toffler confirmed bi-weekly inspection results being posted to website, going ahead with treatment of Pioneer, Witte and Audubon coves. Will post notice with signs and on website for irrigation systems and obtain estimate to pull Mountain Jug weeds.

New Business: None

Motion was made by Rob Burr and seconded by Paul Donoghue to adjourn the meeting at 9:44 pm. Approved by acclamation.

Minutes respectfully submitted by Rob Burr on behalf of Lou Mangerpan.