

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

ATTENDANCE:

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

P= Present E = Excused A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:38pm by President John Veninger.

Motion was made by Paul Donoghue and seconded by Rob Burr to approve minutes of Regular Meeting of December 7, 2010 as corrected. 10 - Yea, 0 -No, 3 -Abstentions

Correspondence: A letter was received from Neighborhood Services Inc (NSI) with regard to using the Clubhouse. Andy Fineman will investigate NSI.

Membership Secretary's Report: Karen Sarnowski reported the Association had 870 Easement only members, 653 POA members, 13 Tenants, and 6 Specials as of December 30, 2010. The POA is down about 10 to 15 members from 2009. Easement collections are at approximately 73%. Collection activity will start shortly.

Treasurer's Report: Paul Donoghue reported the IRS issue for a past due amount is still under investigation. A motion was made by Lou Mangerpan and seconded by Rob Burr to appoint Schulman and Black as the Association's auditors for 2011 for a fee of \$3,600. 13 – Yes, 0 – No, 0 - Abstentions

The 2011 Easement and POA budgets were reviewed. A motion was made by Lou Mangerpan and seconded by Karen Sarnowski to approve the financial reports as presented. 13 – Yes, 0 – No, 0 – Abstentions

A motion was made by Pat Toffler to post the POA 2011 budget on the POA's web site. A second was not received.

Public Session: None

Unfinished Business:

Graffiti – No report. Needs to be re-assigned to a Board member.

Co for Pavilion – Jim Jones reported everything was completed and the CO received.

Attendance Document – The Attendance Policy Document, as presented at the last meeting, was briefly reviewed by Lou Mangerpan. A motion was made to accept the document as presented and add it to the Board’s Policy binder. 11 – Yes, 0 – No, 2 – Abstentions

New Volunteer Committee – Howie Zemser proposed a new committee be formed which would be responsible for obtaining volunteers for various projects and activities. A motion was not made to accept the proposal.

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None

COMMITTEE REPORTS:

Activities: Craig Hornyak the Sunday Brunch scheduled for January was canceled due to a lack of response. The Volunteer party has been scheduled for February 12, 2011 and the names of people attending from each committee must be into him by January 15, 2011.

Beach: No report

Boathouse: John Veninger appointed Rob Burr as the new Chairperson for the Boathouse. It was reported there was one opening left in the boathouse and Rob will look into it.

By-Laws: No report

Clubhouse: No report

Computers: No report

Dams: No report

Sub- Committees:

1. Special Dock Policy: No report

Docks: No report

Dredging: No report

Easement: An Easement meeting was held on January 4, 2011 at 7pm. Two individuals from the “Knitting Circle” attend to request the use of the Clubhouse.

Encroachment: No report

Entertainment: Warren Colnaghi advised the Trustee diner will be held on February 18, 2011 at Café Amore. The cost for the Trustees will be \$35.00 per person.

Environment: No report

Executive: No report

Insurance: Paul Donoghue reported after an audit by our prior insurance carrier, their original bill of \$3,900 was converted to a \$117.00 credit after a review by the insurance committee and our insurance agent.

Legal: A motion was made by Paul Donoghue and seconded by Andy Freeman to retain Hunziker, Jones & Sweeney as the Association's Counselors' at Law in 2011 for a fee of \$2,400. 13 – Yes, 0 – No, 0 – Abstentions.

A motion was made by Laura Nietzer and seconded by Rob Burr to enter into Executive Session at 7:35pm. 13 – Yes, 0 – No, 0 – Abstentions. The Board returned to its regular meeting at 8:20pm.

Master Plan: Pat Toffler requested each committee chair review what is required by their committee and report to Pat any capital projects.

Parklands: Jim Jones reported there were several trees down and would be removed from Parklands. He will be hiring Acorn Tree for \$600 to remove one tree which burned.

Publicity: Lou Mangerpan reported the web site had been updated.

Security: Jason Horn reported there was some activity but nothing of an major problem.

Stumps: No report

Township: Township lake committee did not meet in December 2010.

Weeds: No report

New Business:

Dock Contract – Karen Sarnowski reported she would be developing a dock contract and would include it in the member 2011 packets.

Motion was made by Paul Donoghue and seconded by Rob Burr to adjourn the meeting at 9:39pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.