

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
June 7, 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	E		
Gallucci, Gary	P	Nietzer, Laura	P		
Horn, Jason	P	Sarnowski, Karen	E		
Hornyak, Craig	P	Toffler, Pat	E		

P= Present E = Excused A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:31pm by President John Veninger.

Motion was made by Rob Burr and seconded by Jason Horn to approve minutes of the Regular meeting and the Executive Session dated May 2, 2011 as corrected. 10 -Yea, 0 -No, 0 -Abstentions

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski submitted a written report read by John Veninger which advised there were 531 POA paid members, 815 Easement only members, 8 specials and 7 Tenants as of May 31, 2011. The POA membership is down somewhat compared to last year so all Committee chairs must watch their spending closely. Suggestion was made to see if the association could interview past POA members who did not join in 2011 to see why they dropped from the POA. It was also suggested that Association look into marketing the POA better and develop a "skill" set and what is need to be on the Board of Trustees to determine if we can obtain new Board members from the community. Lou Mangerpan advised he will look into this.

Treasurer's Report: Paul Donoghue submitted a written report which was read by John Veninger. The budget for easement looks OK but committee chairs should not exceed their "allowable" budget. The POA budget however does not look in good shape. Paul advised all committee spending must be cut back unless membership numbers improve. It appears, per Laura Nietzer, clubhouse rentals are about ¾ full through September 2011. Activities are somewhat ahead and Craig Hornyak made a request for an additional \$2,000 to be spent on the fireworks. After some discussion, a motion was made by Jason Horn and seconded by Gary Zielinski to increase the fireworks spending to \$10,000. 9 -Yeas, 0- No, 0- Abstentions. A motion was also made by Lou Mangerpan and seconded by Rob Burr to approve the Treasurer's report as submitted. 9 -Yeas, 0- No, 0- Abstentions.

Public Session: None.

Unfinished Business:

Mt. Laurel Beach – No report.

Fire Lanes – No report.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: Craig Hornyak reminded all Board members UGL day was scheduled for June 25th and a Fishing derby will be held on June 26th.

Beach: Andy Fineman reported the beach is open and beach certification has been received. Several items need to be fixed; carpet on swim raft at a cost of approximately \$350.00, two lightning poles need to be replaced at a cost of approximately \$600.00 that includes new LED lights. Committee will review their budget to determine if the funds are available.

Boathouse: Rob Burr reported the fire marshal inspected the boathouse and requested a 5 gallon gas can be removed (done). Some insect damage was noted and will require approximately \$450.00 to repair and treat for insect. A motion was made by Rob Burr and seconded by Laura Nietzer to approve a onetime expenditure not to exceed \$450.00 for the repairs. 11- Yeas, 0 –No, 0 – Abstentions.

By-Laws: No report.

Clubhouse: Laura Nietzer reported the bulkhead by the clubhouse needs repairs. Jim Jones will review. Laura also will be talking to the Township about repairing the storm drain in the clubhouse parking lot.

Computers: John Veninger suggests a new computer be budgeted in the 2012.

Dams: Ed Igielski reported the dock hanging over the dam spillway was removed.

Sub- Committees:

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

Docks: Karen Sarnowski submitted a written report read by John Veninger. POA currently has four members waiting for docks. There are several docks that need repairs and this is being handled. A letter was sent to all dock holders who have not yet paid for 2011. Only one dock holder responded.

Dredging: No report.

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

Encroachment: No report.

Environment: Howie Zemser reported the septic issue at the restaurant on Warwick Tpk was being reviewed.

Executive: John Veninger reminded all Board members the POA Public meeting was scheduled for June 18th.

Insurance: Paul Donoghue submitted a written report read by John Veninger advised the insurance cost will increase by 4%.

Legal: A motion was made by Laura Nietzer and seconded by Rob Burr to move into Executive Session at 8:12pm. 11- Yeas, 0 –No, 0 – Abstentions.

The Board returned from Executive Session at 8:33pm.

Master Plan: No report.

Parklands: Jim Jones reported he had the depressions causing puddles filled in by the Dam and the Firehouse. A small garden was also planted to separate the firehouse from the parking lot. The graffiti on the wall by Dove coves was removed.

Publicity: Lou Mangerpan reported the newsletter would distribute shortly.

Security: Jason Horn reported the Security boat was on the lake. Dates for police visits are to be determined. There are five buoys that need to be replaced. It was also suggested a “key card” type gate be looked at for the boat launch in the near future.

Stumps: John Veninger appointed Rob Burr as temporary Stump Chairperson. It was reported 286 stumps have been removed to date (Approximately 96 yards of stumps). Cost to date was \$7,000 for two and half weeks. Review was made and it was agreed to continue the stump removal project.

Township: No report.

Weeds: Weed treatments have begun. It was suggested Weed Treatments be posted on the web site for members.

New Business:

Need to pay overtime - It was determined the Association need to pay overtime if the hours exceeds 40 hours per week.

Motion was made by Rob Burr and seconded by Gary Zielinski to adjourn the meeting at 9:38pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan..