

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
May 3, 2011**

ATTENDANCE:

Burr, Rob	E	Igielski, Edward	P	Veninger, John	P
Colnaghi, Warren	P	Jones, Jim	P	Zemser, Howie	P
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	P		
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 7:30pm by President John Veninger.

Motion was made by Karen Sarnowski and seconded by Andy Fineman to approve minutes of Regular Meeting of April 5, 2011 as corrected and approve the Executive Session Minutes of April 5, 2011 as presented. 10 -Yea, 0 -No, 2 -Abstentions

Correspondence: An e mail was received from a member concerning the possible removal of a dead tree on Parklands. Item was turned over to Jim Jones for action.

Membership Secretary's Report: Karen Sarnowski reported membership is moving upward. As of April 30, 2011 there are 790 Easement only members, 489 POA members, 4 Tenants and 1 Special.

Treasurer's Report: Financials for Easement and POA were presented by Paul Donoghue. Current Allowable spending level for the Easement 2011 budget is 52.6%. Paul is reviewing the possibility of paying off the Dredging loan, he suggested the committee chairs investigate any required capital projects, such as the cost to replace the bulkhead by the Clubhouse, and the Board budget for these in next year's budget. POA dues collected is at 72%. A motion was made by Karen Sarnowski and seconded by Lou Mangerpan to approve the financial reports as presented. 13 -Yea, 0 -No, 0 – Abstentions.

Public Session: None.

Unfinished Business:

1. Mt Laurel Beach – non-easement holders using waters. Waiting for Jim Romer's comments.
2. Fire lanes – Andy Fineman reported it still being worked.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: Craig Hornyak reminder all Board members he still needs the names of volunteers for the upcoming volunteer diner. He also reported the permit for 2011 fireworks has been sent to the Township.

Beach: Andy Fineman reported the sand for the beach has been delivered plus two telephone poles were replaced and he is looking into obtaining LED Flood Lights. The beach cleanup is scheduled for May 21, 2011.

Boathouse: No report.

By-Laws: No report.

Clubhouse: No report.

Computers: John Veninger reported he is looking into replacing the office computer and we may have to place it into the 2012 budget.

Dams: Ed Igielski requested the use of the POA barge to remove a dock by the Dam.

Sub- Committees:

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

Docks: Karen Sarnowski reported the proposed Dock Agreement was completed and she will create a cover letter to give dock holders the highlights. There were several issues she was attending to concerning member's docks.

Dredging: No report.

Easement: An Easement meeting was held on May 3, 2011 at 7pm. Only Board members attended. No members from the general public were in attendance.

Encroachment: Gary Gallucci reported there was one issue he handled concerning Parklands encroachment and had the item removed.

Environment: No report.

Executive: Jim Veninger reported Howie Zemser resigned as Committee Chair for the Stump Committee.

Insurance: Paul Donoghue reported all paper work for the association's insurance has been completed.

Legal: A motion was made by Paul Donoghue and seconded by Karen Sarnowski to enter into an Executive Session at 8:05pm. 15 -Yea, 0 -No, 0 –Abstentions. The Board returned to the regular meeting at 8:25pm

Master Plan: Pat Toffler reported he is still working on it.

Parklands: Jim Jones reported a tree was removed by Sawmill rd and the graffiti by Dover cove was being worked. Karen Sarnowski advised there was a boat parked on Parklands by Racetrack Rd. and requested Jim look into removing it.

Publicity: Lou Mangerpan reminded the Board articles for the Summer Newsletter were due to him by May 15, 2011.

Security: Jason Horn advised the West Milford Police were ready to assist on the lake in 2011. The Security boat will be on the lake shortly as well as the buoys.

Stumps: Jim Jones reported he reviewed the proposed equipment to be used by the proposed contractor to remove stumps and considered it inadequate. The insurance was also an issue so the contract was not signed. It was proposed that several individuals be hired by the POA to run the barge and remove stumps over the summer season. Paul Donoghue will review any insurance issues. Jim Jones would directly supervise the employees for duration of sixteen weeks with a review after two weeks of operation to determine if the Association should continue. It was suggested three or four people would be needed. The Board was in agreement with the proposal.

Township: Rene Manzo reported the Water Fowl ordinance was passed by the west Milford council.

Weeds: Pat Toffler reported the first site inspection for weeds was performed by Aquatic Analysts and no treatment was required.

New Business:

1. Specials – A motion was made by Paul Donoghue and seconded by Andy Fineman to allow a member in the Stevens Estate to be a Special member in 2011. 15 -Yea, 0 -No, 0 – Abstentions.
2. Vendor Displays – Lou Mangerpan advised a vendor for floating docks call requesting permission to place a display at the UGL Day site. Board agreed and suggested a donation be requested toward the fireworks expense.

Motion was made by Paul Donoghue and seconded by Karen Sarnowski to adjourn the meeting at 9:24pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.