

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
September 6, 2011**

ATTENDANCE:

Burr, Rob	P	Jones, Jim	P	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	P	Zielinski, Gary	P
Horn, Jason	P	Nietzer, Laura	P		
Hornyak, Craig	P	Sarnowski, Karen	P		
Igielski, Edward	P	Regan, Jack	P		

P= Present E = Excused A= Absent

Attorney Present: James Romer

With a quorum present, the meeting was called to order at 7:22pm by President John Veninger.

Visitors: Mr. and Mrs. Peojediec stop by to meet the Board and Mrs. Jane Peojedinec advised she would like to volunteer for committee work.

Tennessee Gas: Representatives (Mr. Mike Lennon – local land agent, Mr. Dan Gredvig – Right Away Manager, and Ms. Penny Paul – NJ Outreach) from the Tennessee Gas pipeline visited the Board to explain what happened in the past storm that caused sediment to wash into Upper Greenwood Lake. Mr. Lennon advised the sediment originated from the crossing at the foot of a hill at Bear Creek. They were working on solutions to mediate the soil erosion. Preventive measures were in place but the volume of water overwhelmed the measures. Tennessee Gas requested input from the POA concerning what Tennessee Gas might do. The Board suggested water sampling be done as well as core samples from the lake bottom be taken. Mr. Lennon agreed Tennessee Gas was responsible for the right of way and it was agreed the Board would review the situation and send him a letter with the Associations suggested plan of action Tennessee Gas should take to elevate the lake's problem. Concern was also raised by the Board with regard to future soil erosion from winter and spring runoffs.

A member from Landing Road visited and requested the Board consider his use of a dock across the street from his property (dock 567) rather than installing a dock off his lake front property. (See docks for details)

New Board Members: The Board welcomed two new members; Mr. Joe Merse and Mr. Jack Regan. Both new members signed and handed in the Board's Code of Conduct form.

President John Veninger suggested the appointment of Karen Sarnowski to Tanya Mekelburg's vacant seat. A motion was made by Laura Nietzer and seconded by Warren Colnaghi to appoint Karen Sarnowski to the Board of trustees filling an open seat. 15 – Yeas, 2 – No, 0 – Abstentions.

Election of Officers: The following individuals were nominated for Officer for the coming year:

John Veninger – President, nominated by Lou Mangerpan and seconded by Rob Burr
Andy Fineman – Vice President, nominated by Rob Burr and seconded by Jason Horn
Karen Sarnowski – Treasurer, nominated John Veninger and seconded by Gary Gallucci
Gary Gallucci – Membership Secretary, nominated by John Veninger and seconded by Andy Fineman
Lou Mangerpan – Secretary, nominated by Laura Nietzer and seconded by Rob Burr.

With no other nominations, Andy Fineman made a motion which was seconded by Laura Nietzer to close the nominations and vote. All nominees were approved by acclamation.

Minutes: The June Public meeting minutes were tabled. A motion was made by Rob Burr and seconded by Jason Horn to approve the minutes from the August 2, 2011 Regular meeting and the Executive Session as corrected. 13 – Yeas, 0 – No, 4 – Abstentions.

Correspondence: None.

Membership Secretary's Report: Karen Sarnowski reported there were as of August 31, 2011, 850 Easement only members, 624 POA members (31 short of the Association's target of 655), 13 Tenants, and 8 specials.

Treasurer's Report: Paul Donoghue provided a written report on the August financials. Easement collections are lagging at 70%. The low collection rate is troubling as the long term project funding for dredging and the grit lawsuit is based on 80% collections. Stumps and weed had \$7,500 left in their budgets for 2011 but they should be managed to under that amount. The POA continues to experience income shortfalls with the dues at 98.5%. Clubhouse rentals are at 66% of budget and are not expected to reach the \$10,000 forecast.

Public Session: (see visitors)

Unfinished Business:

Fire Lane: No report.

E Mail: No report.

POA 2012 Budget: A special meeting was proposed for November 2011 to have POA members approve the POA budget. Committee chairs must have their proposed budgets for the next meeting.

SPECIAL PROJECTS

Short Term Projects: None

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: Next Music under the Stars is scheduled for September 10, 2011. Beach Mom's proposed having a community garage sale. Permit will be needed.

Beach: Beach closed.

Boathouse: No report.

By-Laws: Lou Mangerpan was appointed to handle the By-laws Committee as well as Rules and Regulations.

Clubhouse: The past storm caused water in the basement; no major problems. Fire extinguishers need to be inspected.

Computers: No report.

Dams: Ed Igielski reported the lake water was lowered by 8” prior to the storm and the dam valve was closed before the storm arrived. Lake went up 18” in 12 hours.

Sub- Committees:

1. Special Dock Policy: No report.

Docks: John Veninger appointed Gary Gallucci as Dock Chairman. A member on Landing Road requested the Board consider his use of a dock across the street from his property (dock 567) rather than installing a dock off his lake front property off Yardville cove. It was agreed the dock chair would send a letter advising the member could use the dock as requested only for the 2012 season. A new dock must be built off his lakefront property for 2013.

Schmecke Lane: A new 6’ by 25’ dock was built to replace an old dock because the concrete supports collapsed. The new dock is over the concrete. It was recommended the member be allowed to keep it as built but the dock chair must review before final approval is given. A motion was made by Ed Igielski and seconded by Rob Burr to approve, on temporary bases, the 6’ by 25’ dock until it is inspected. 15 – Yeas, 1 – No, 0 – Abstentions.

Dock Damaged: A member on South Richfield claims his dock was damaged by a contractor during stump removal. Issued was reviewed and it was determined the contractor did not go near the dock while working in the area.

Point Breeze: Member wants two docks one with a Jet Ski ramp. Being member has sufficient space the 2nd dock will be allowed provided a second POA dues are paid.

Dredging: No report.

Easement: An Easement meeting was held on September 9, 2011 at 7pm. Only Board members attended: other Easement members were not in attendance.

Encroachment: No report.

Environment: No report.

Executive: John Veninger reminded all Board members, based upon the Treasurer’s report, the Easement budget for 2012 must be prepared by next meeting and presented for approval in November 2011. An optional line to cover the cost of the lakefront acquired needs to be added. A special POA

meeting to review and vote on POA dues for 2012 must be arranged.

Insurance: Warren Colnaghi was appointed to handle the Association's insurance.

Legal: A motion was made by Laura Nietzer and seconded by Lou Mangerpan to move into Executive Session at 8:52pm. Approved by acclamation. The Board returned to regular business at 9:32pm.

Master Plan: No report.

Parklands: Jim Jones reported Parklands may go over budget if the trees felled by the storm are removed. He will get an estimate for the total activity.

Publicity: Lou Mangerpan advised the POA focus group meeting would be continued through the end of the year.

Security: Jason Horn reported the scheduled police patrols have been canceled due to rain.

Stumps: Jim Jones requested the association continue with the stump removal program. Parts are needed for the crane and he will review.

Township: No meeting.

Weeds: Pat Toffler reported his committee had spent \$30,000 plus and was complete for 2011.

New Business: None.

Motion was made by Rob Burr and seconded by Andy Fineman to adjourn the meeting at 10:13pm. Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.