

April 19, 2008 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday April 19, 2008 at the clubhouse.

Officers Present

President - Mike Smith
Vice President - Maureen Miller
Treasurer - Artie Deyns

Members Present

Iris Altreche
Mark Christie
Robert Personette
Wendy Purdy
Debbie Shevlin

Officers Absent

JoAnn Pollack

Members Absent

Vinny D'Eusanio

Others Present

Pam Valenza, Property Mgr.
Richard Henry, Attorney

President Smith called the meeting to order at 9:10am. Called for a review of the January 2008 minutes. Mary Jane Duffy, who gave a lot of her time for Trails End, passed away. Asked the Board for ideas on a memorial for Mary Jane.

MOTION: by Wendy Purdy to accept the January 2008 minutes.

Second: Artie Deyns **VOTE:** All others in favor

President Smith then conducted a roll call.

Pam Valenza – stated the Board needs to renew the Rules & Regulations for 2008.

MOTION: made by Mark Christie to adopt the Rules & Regulations for 2008. **Second:** Deborah Shevlin **VOTE:** All in favor

Property Manager's Report

Pam Valenza –

Have purchased nine repo agreements. Interest not as high as last year. Last repo purchased was at 2.15%.

350 letters sent out to property owners who have not paid anything towards their 2008 dues. From the 350, 20 are now on payment plans, 94 have paid in full.

Payment plans are allowed one time only.

Have 24 lots to file judgments against. They have not paid 2 years of dues.

Have two possible permanent residents. One has since vacated, but the second lot returned this past week after leaving for a month.

220 hours in maintenance overtime for plowing this past January through March. Tree trimming done at a cost of \$12k. Money was budgeted last year; work was not done until this year.

Teen center renovations going well.

Purchased 24 chaise lounges for the pool.

Gutted both pool bathrooms for renovation.

Had a power surge in the office that crashed the server. \$7k to replace it. Checked with insurance, they will not cover power surges.

Spring mailing is being prepared and will be mailed out soon.

President Smith – need something in the mailing stating permit applications for the Township be given to the office.

Pam Valenza –

New office – sewer, water and electric is done. Decks need to be redone, as they were not built correctly. Phone & cable will be installed next week.

Purchased two new vehicles; 2007 pick-up for the maintenance supervisor, 2008 GMC van for Recreation & Concession to pick up supplies.

Wells – Clint Frisbie did more research and found surge protectors that will re-set themselves if tripped. Will be installed on each well and lift stations.

Have a price to replace the A/C unit in the clubhouse at a cost of \$6k. *Discussion held.*

President Smith – asked to get a price for a unit one step bigger.

MOTION: made by Artie Deyns to replace the A/C unit in the clubhouse with the cost not to exceed \$10k. **Second:** Bob Personette **VOTE:** All in favor

Pam Valenza – Capital Improvement Fee – need a motion to adopt a resolution that states current property owners are exempt from paying the CIF fee. Have a motion only from 2004.

MOTION: made by Deborah Shevlin to adopt Resolution 2008-01 that states current property owners are exempt from the Capital Improvement Fee on any lot (s) purchased; in other cases, a Capital Improvement Fee as imposed by the Board shall be due on the sale of each lot (s). **Second:** Maureen Miller **VOTE:** All in favor.

Pam Valenza – Audit – the accountant is on vacation this week, will be here in May with final numbers.

Legal

Rich Henry –

Still have not obtained service on Stone Mountain Homes.

Will list the Fire Brigade and Shohola Township for trial.

Have not received a response on the pending deck issue.

Village RV expressed interest in using some space out front to show RV's and pay a fee to Trails End. *Discussion held.*

Have deed to lot 4203 to be signed which Remax sold.

Lot 3441 deeded back their lot to TELCO.

Mark Christie – asked if Trails End can prosecute the people doing the break-ins. *Discussion held.* The Commonwealth of Pennsylvania does the prosecuting. We cannot bring the actual charges per Rich Henry.

Peggy McKiernan from Re/Max realty –Would like to have the current contract renewed for another three years. Would like to continue the relationship with Trails End. Would like to buy back lots from property owners, asked that the back dues be waived. President Smith – the Board will discuss further.

MOTION: made by Maureen Miller to renew the Re/Max contract for another three years. **Second:** Deborah Shevlin **VOTE:** All in favor

Treasurer's Report

Artie Deyns – reviewed budget reports from January, February and March. About the same as last year in collection of dues.

MOTION: by Wendy Purdy to pay all bills. **Second:** Maureen Miller **VOTE:** All in favor.

Property Owners

Lot 2802 – stated she got a Land use fine for a tarp over her trailer, which she removed this weekend, and wants the fine waived.

President Smith – informed them to make an appointment with grievance.

Rules Enforcement

Bob Personette – 8 grievances will be scheduled for next month after the May Board meeting.

Bar & Concession

Artie Deyns – nothing at this time

Recreation

Wendy Purdy – Have entertainment for all but two nights. Got prices for comedy night, \$2,500 for two comedians. Will contact a property owner who knew of a comedy team for \$1,000.

Maureen Miller – no Murder Mystery this year, have a Casino Night planned. Recreation has not used the dues raffle money for the past three years. Will purchase a flat screen TV for the clubhouse, a video camera and a laptop for recreation with the raffle money.

Discussion held on which charity to raise money for.

Debbie Shevlin suggested the local food bank in Milford. Board agreed.

President Smith – stated that Earth Day will be after the June Board meeting.

Sewer & Long Range Planning

President Smith – The sewer operator has a plan to slowly upgrade the system as to not pay a lot of money at once. Plan on getting Maintenance & garbage off the main road in phases.

Maintenance

President Smith – two employees left and six more were hired.

Security

Mark Christie – Spoke with the Captain who has an idea who is doing the break-ins.

Discussion held on speed bumps & stop sign by the clubhouse.

Contracts

President Smith – Re/Max contract approved, no others are up at this time.

Land Use

Discussion held on Land Use procedures.

Old Business

Wendy Purdy – Discussed the Swim Team Championships regarding parking and electric in the pavilion. Need two more blocks at the lower pool, will cut down on time at the Championships. However, the Swim team is not financially able to purchase them at this time.

MOTION: made by Maureen Miller to purchase two blocks for the Swim Team with the money to come from ACT 180. **Second:** Mark Christie **VOTE:** All in favor

MOTION: by Maureen Miller to adjourn meeting at 11:45am.

Second: Mark Christie **VOTE:** All in favor

Respectfully submitted,
Karen Olsen