

May 19, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday May 19, 2007 at the clubhouse.

Officers Present

President - Michael Smith
Vice President - Maureen Miller (via telephone)
Treasurer - Artie Deyns
Secretary - JoAnn Pollack

Members Present

Iris Altreche
Mark Christie
Vinny D'Eusanio
Robert Personette
Wendy Purdy

Members Suspended

Fred Meier

Others Present

Richard Henry, Attorney
Pam Valenza, Property Mgr.
Deborah Boyle, CPA

President Smith called the meeting to order at 9:15am.

Called for a review of the April 2007 minutes.

Wendy Purdy – citations issued to contractors should be for all infractions, not just speeding. The motion should read *any violation of any Trails End rule or regulation or by-law*.

Mark Christie – Request for speed bumps should be under Old Business.

MOTION: by Vinny D'Eusanio to accept the April minutes as corrected. **Second:**

Wendy Purdy **VOTE:** All in favor.

Property Manager's Report

- Pam Valenza – Had an e-mail/phone vote for the purchase of 3 lifeguard chairs at a cost of \$1250 for the 2 large chairs and \$625 for the smaller chair.

MOTION: by Mark Christie to purchase 3 lifeguard chairs for a total cost of \$3,125. The money is to come from Capital Reserves. **Second:** JoAnn Pollack **VOTE:** All in favor

- Discussion on contractor rules and regulations. The revised regulations are being physically handed to the contractors. **MOTION:** by Wendy Purdy to accept the contractor rules and regulations as revised. **Second:** Artie Deyns **VOTE:** All in favor

(Rules and regulations were e-mailed to all Board Members).

- Would like to add and enforce eating only in designated area (pavilion) at the pool. This was a problem last season with food being dropped on the cement areas and in the pool.

MOTION: by Wendy Purdy to reinstate the rule of eating poolside should be at designated areas only. **Second:** Mike Smith **VOTE:** Oppose: Vinny D'Eusanio

In favor – all others

- Permanent (anytime) guests – with the Spring mailing an information sheet was sent out to update property owner's information along with their "anytime" guests. Security had been allowing more than the limit of 5. Board agreed to keep it at 5 permanent guests.
- Board agreed scooters are not allowed on Trails Ends roads. Pam Valenza contacted the insurance company and since the roads are private, TE could be sued.
- Dues – On May 3rd there were 112 lots that owed full 2007 dues. 97 lots were disconnected; 81 lots still remain unpaid and disconnected. Partial dues – On May 3rd there were 72 that had balances. As of May 17th there were only 12 unpaid. Letters were also sent out to 20 property owners who owed 2 years stating that judgments would be placed on their lots. 3 lots have paid to date.
- 1999 Mason Dump truck was sold for \$12,500 which will be put back into capital reserves
- Security for the month of April – Citations issued: 6 speeding, 1 speeding warning; 1 ATV use, 2 trash violations; 1 unattended fire and graffiti on handball court.
- Campsite Control – 92 violations sent out in April. 25 lots have complied during the month – 5 were unlicensed/unregistered vehicles (2 removed, 3 made legal); 3 disarray lots cleaned; 9 propane violations, 1 collapsed fence; 2 collapsed structures; 1 chimney on a screened deck; 2 plexiglas violations and 2 for sale signs removed.
- Roads – have price for chipping and sealing of approx. 2 miles of roads for \$26,000. To be done in June weather permitting. Will do speed bumps then also.
- Entertainment schedule is done; have a DJ for the teens five times throughout the season, as attendance was extremely low for the teen DJ every weekend.
- Gypsy moth spraying scheduled to be done after Memorial Day.

President Smith sat in on the Grievance meeting held April 14th and commended Bob Personette and Iris Altreche for running the meeting so well. Feels there should be a

limit to the number of property owners that sit on the Grievance committee as it could get out of hand. Property owners may sign up for the committee and then if some members cannot attend, others may attend. Asked Bob Personette and Iris Altreche what they suggest as a maximum and minimum number. They recommended 9 as a maximum and a minimum of 5 members to hold a grievance meeting. Attorney recommended 3 members and 2 Board members. Board agreed to go with a maximum of 9 members and minimum of 5.

Treasurer's Report

Artie Deyns – Dues collection as of April 30, 2007 is at 81.8%. More dues income will be reflected in the May report.

Discussion on payment of prior dues by money orders, cash or bank check or wait to reconnect electric until the check clears the bank.

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

Legal Report

Richard Henry –

- Still reviewing by-law changes.
- President Smith – the by-law changes will be mailed out soon but will go into effect January 1, 2008. Will discuss changes at the next meeting.
- Depositions for the association funds removed by the Fire Brigade are scheduled for June. It will go to arbitration.
- Continuing case of lot 3108 – attorney client privilege situation resolved.
- Lot owner who purchased several tax sale lots has retained an attorney. Will bring any offer to the Board.
- Depositions for the Shohola Township access case will be June 14th.
- Quiet titles – after exhaustive research for heirs, still waiting.

Property Owners

- Complaint about lot 3631's lot – will forward to Campsite Control.
- Lot 3824 – asked about break-ins that occurred this past week. Security is aware and State Police are investigating.
- Lot 3431 – Asked about handicapped parking spaces to go into the clubhouse at night. Security will open the gate for handicapped people to be dropped off directly in front. Board agreed to pave the 4 office spaces to be used as handicapped spaces at night.

Executive Session 11:00am

Regular Session resumed 11:25am

Auditor's Report

Deborah Boyle, CPA –

- As the auditors have made recommendations the Board and administration have complied.
- Quarterly reviews are being done and have found them to be helpful with the annual audit.

- The association is doing quite well. Financial statements are healthy.
- The Board needs a policy on what dollar limit to set for capitalizing or expensing a purchase.
- The Board can amend the budget. It is a guideline.
- Must budget for capital items.
- Should budget for a new replacement reserve study, as the previous one is 10 years old. Have a fixed asset inventory; will forward to the Board.
- Reviewed the 2006 Financial Statement.
- Discussion on funding of new office. Should be financed at a favorable interest rate and preserve capital reserves. From an audit standpoint the current office is terrible and praised the Board for following through on the new office.

MOTION: by Artie Deyns for the 2006 excess income of \$48,734 to be placed into capital reserves less the cost of the well pumps and lifeguard chairs. **Second:** Vinny D'Eusanio **VOTE:** All in favor
 Cost of well pumps - \$4500 Lifeguard chairs - \$3,125

Old Business

None

New Business

Bob Personette – The website should be updated with The Happenings and Summer Calendar.

Executive Session 12:40pm
 Regular Session resumed 1:00pm

MOTION: by Mark Christie to approve two payment plans for 2 lots as requested.
Second: Artie Deyns **VOTE:** Oppose: Vinny D'Eusanio All others: In favor

MOTION: by Vinny D'Eusanio to adjourn meeting at 1:10p.m. **Second:** Wendy Purdy
VOTE: All in favor

Respectfully submitted,

Pamela Valenza