

June 17, 2006 Minutes

Shohola Falls Trails End Property Owners Association, Inc. held a Board Meeting on Saturday, June 17, 2006 in the clubhouse at 9:00a.m.

Officers Present

President - Michael Smith
Vice President - JoAnn Pollack
Secretary - Maureen Miller
Treasurer - Artie Deyns

Members Present

Robert Personette
Wendy Purdy
Iris Altreche
Vinny D'Eusanio

Members Absent

Mark Christie

Members Suspended

Fred Meier

Others Present

Pam Valenza –Property Mgr.
Dale Snyder – Maintenance Supervisor

President Smith called the meeting to order at 9:05a.m. Asked for a motion to approve the May minutes.

MOTION: by Artie Deyns to accept the May 20th minutes. **Second:** Wendy Purdy

VOTE: All in favor

Property Manager's Report

Pam Valenza –

- Memorial weekend went well. Bar grossed \$2,060.00. Concession grossed \$4,000.00. No security issues. Pool was packed due to the good weather.

President Smith – has concerns with heating the pool during the cold weeks it isn't open. Cost of propane is high.

Pam Valenza –

- Four speeding citations were issued for the month of May.

- A few warnings were given out including a contractor not following the rules.
- Two attempted break-ins.
- Snowmobile was stolen.
- 51 lots were disconnected for non payment of 2006 dues.

President Smith – Feels the electric should be turned off May 31st. People should not get an extra 2 weeks. *Discussion held.* Will revise the By-laws and the payment schedule.

Pam Valenza – Accountants completed the first quarter audit. Everything went well.

Campsite Control

Pam Valenza – According to resolution for abandoned trailers – the trailers in violation of Article III Section 2e of the By-laws need to be read into the minutes. Five letters were sent (certified and proof of mailing)- one letter was signed for, two everything came back, 1 certified came back, 1 nothing came back. The lots are 2927, 3439, 3440, 5701, and 5745. Letters were mailed April 28, 2006. No response from any lot.

MOTION: made by Wendy Purdy to remove the abandoned trailers on lots 2927, 3439, 3440, 5701 and 5745 that is in violation of Article III, Section 2e. **Second:** Joanne Pollack **Vote:** All in favor

Vinny D'Eusanio – stated the dump is not being utilized properly – debris all over.

Pam Valenza –

- Trails End was sprayed for gypsy moths – moths are the worse they've been in 30 years. Re-spraying the lower section.
- Roads – Pheasant is complete. Cost is over \$10,000 for culvert pipes and stone – doesn't include labor.
- Well 4 – a pipe broke in one of the large filters. Resulted in brown water. Filters cannot be removed easily. Have to remove part of the wall. The current filters were not made for commercial use.
- The compactor fence needs a permit from the Township & the building code inspector. Filed the permits and the Township has not gotten back, the building inspector denied the permit – for no signature on the second page – refiled it.

Pam Valenza – Our insurance attorney has filed a motion to compel the plaintiffs to respond to interrogatories and give depositions. Probably will not happen until late August or early September.

Discussion held on Shohola Township.

Pam Valenza – have bill of sale from Trails End to the Trails End Fire Brigade, Inc. for the sale of the equipment “as is”. The President of the Fire Brigade wants to inspect prior to signing the agreement. Rich Henry advised to go ahead with the “as is” sale agreement.

Recreation

Maureen Miller – handed out the recreation calendar for 2006. Prices are going up for trips because our costs have gone up.

Grievance

Bob Personette – one outstanding grievance, will wait to schedule a meeting.

Property Owners

Lot 809 – Lot#808 is taking over the green area. Pam Valenza – June 5th sent a 30 day letter to vacate the green area. Will send a trespassing letter.

Lot 2909 – Asked about Fire Brigade and why the trucks are still there. President Smith stated that we are waiting for the Fire Brigade to sign the agreement of sale.

Lot 2945 – Asked for a flea market on July 4th. Inquired how property owners could assist with campsite control.

Lot 2422 – Inquired when the dues are the lowest. Asked if they could remove the leaves on the green area. Getting a shed delivered – asked about the permits. They have a travel trailer – do they have to get a permit if they leave and come back? *Discussion held on travel trailers.*

President Smith – stated to the maintenance supervisor that the dump is out of control – the contractors are dumping everything.

Dale Snyder, Maintenance Supervisor – suggested that contractors get a roll-off on the lot they are working on. *Discussion held.*

MOTION: made by Vinny D'Eusanio that all construction material over 3' must be bagged, bundled or tied with string in 3' sections. **Second:** Wendy Purdy **Vote:** All in favor

Vince Guarino – stated that a property owner has filed two major lawsuits against Shohola Township.

Cathy Smith – stated Trails End has a right to get a copy of all Shohola Township permits.

Break from regular session at 11:25

Regular session resumed at 11:45

Treasurer's Report

Artie Deyns – The budget line for roads is high due to the storms. Dues collection is up 3% from last year.

Pam Valenza – the wall for the dump area was \$12,500 not including man power.

Mike Smith – suggested we put in the budget for next year that we concrete the dump area.

MOTION: by Vinny D'Eusanio to pay all bills. **Second:** Iris Altreche **VOTE:** All in favor

By-laws

Maureen Miller – All Board members have a copy of the proposed changes for the by-laws. Next month it will be reviewed at the Board meeting.

Old Business

Pam Valenza – in order to change the Fire Bridge building into a fitness center we need to get the building up to code which includes handicap bathrooms & access. Had a contractor look into it and will give us a price and a diagram to get other prices from. Looking into leasing fitness equipment.

Mike Smith –

- Ron Zapasek wrote a lighting ordinance that should be adopted as a policy. *Discussion held.* Will have Mr. Zapasek shorten it.
- Our ex-attorney previously stated that in order to get our files we would need a truck and \$25,000 to make copies. After going through the disciplinary board, last week he delivered four boxes of our files to our new attorney. The disciplinary board will not press charges – will contact the Attorney General.
- Asked Charlie Miller to research the new office building.

Bob Personette – handed out the additional gate card rules. *Discussion held.* Will revise policy.

President Smith – stated with the By-Law changes the Board is giving power back to the property owners.

Regular session ended to read over By-Law changes.

MOTION: made by Iris Altreche to adjourn meeting at 1:50p.m. **Second:** Maureen Miller **VOTE:** All in favor

Respectfully submitted,

Karen Olsen