

June 21, 2008

Shohola Falls Trails End POA held a Board of Director's meeting at the clubhouse at 9:00a.m.

Roll Call:

Officers Present

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

Members Present

Iris Altreche
Mark Christie
Vinny D'Eusanio
Wendy Purdy
Debbie Shevlin

Members Absent

Robert Personette

Others Present

Richard Henry, Attorney
Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:00am. Stated Bob Personette is absent due to his son having an appointment today. Called for a motion to approve the May 17, 2008 Board meeting minutes.

Correction: Iris Altreche stated under the potluck supper being at the chapel she would think about it, not that the Board agreed.

MOTION: by Debbie Shevlin to accept the May 2008 minutes with the above correction.

Second: Wendy Purdy **VOTE:** Abstain: Mark Christie (absent May Meeting) All others: Approve *Motion passed.*

Property Manager's Report

Pam Valenza –

Dues are still coming in – out of the 87 lots that were disconnected, 17 have paid in full.
Bar – did \$500 less than last year over Memorial Day weekend. Concession did slightly better than last year.

Vandalism – guests of lot 3424 were found removing steps from another lot. Both mother and son (the guests) were banned pending meeting with grievance.

MOTION: made by Artie Deyns to ban both the mother and son of lot 3424 pending the grievance meeting. **Second:** Jo-Ann Pollack **Vote:** Abstain: Debbie Shevlin All others: in favor
Motion passed

Need liquor license renewal information today.

New A/C for the clubhouse was installed at a cost of \$6k. (Middle unit)

New handicap swing was installed in the playground for \$1k.

Gypsy moth spraying was done.

As of 6/3/08 \$7k was spent on propane to heat the pool. The budget is \$11k. The weather was cold in May.

Two more awnings were purchased for the pool. The budget line for pool furniture/awnings is spent.

Roads will be started next week. This year Cardinal, Mallard, Pheasant and Heron Circle section will be done.

Short of lifeguards this year. Have calls into other communities and Delaware School.

Pipe in the baby pool needed to be replaced. The company hired to winterize did not winterize that one pipe. They came in last night and repaired it.

Cable company removed the satellite dishes from the area next to Well 4.

New office – maintenance is working on the handicap ramp. Will schedule the final inspection in the next two weeks.

LEGAL REPORT

Richard Henry –

The Fire Brigade issue will be on arbitration list by the end of the summer.

The Township matter was re-scheduled for July 22nd.

Access way question that went through the Court of Common Pleas is now in appeals at the Commonwealth of PA. Will have a briefing schedule sometime next month.

Have several deedbacks pending.

In the process of the quiet titles for lots 5744 and 1402.

Need signatures for the liquor license.

Discussion held on Shohola Township.

Pam Valenza – Property owner from lot #1321 received a violation from Shohola Township regarding a light on their porch.

MOTION: made by Mark Christie to authorize Richard Henry to represent lot #1321 with violation appeal against Shohola Township. **Second:** Debbie Shevlin

Vote: All in favor

Property Owner of lot #4310 spoke about violation from Shohola Township regarding the roof. Property Owner of lot # 4704 spoke about violations received from Shohola Twp.
MOTION: made by Artie Deyns to authorize Richard Henry to represent lot# 4704 with violation appeal against Shohola Township. **Second:** Mark Christie **Vote:** All in favor

Discussion held regarding Shohola Township's access to Trails End.

Property Owner asked about more speed bumps on Shohola Parkway.

MOTION: made by Mark Christie to approve the costs of an additional security vehicle to perform radar randomly 7 days a week. **Second:** Vinny D'Eusanio **Vote:** All in favor

Property Owner complained about excessive lights from lot #985.

Treasurer's Report

Artie Deyns – reviewed the budgeted reports dated May 31, 2008.

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

Break from regular session at 10:35am
Regular session resumed at 11:35am

Security

Mark Christie – a few reported incidents of vandalism, a heater was stolen out of comfort station #6, 1 missing person report, a few animal incidents, one disorderly conduct, unattended fires, break-in's and two citations for circumventing electric. 25 incidents were investigated.

Land Use Committee

Iris Altreche – three first letters were sent out, 10 lots complied with their violations from previous months.

President Smith – asked that a Land Use meeting be set up with committee members.

Recreation

Wendy Purdy – Band that was booked on a Friday night was moved to Columbus weekend.
Need a band for July 16th.

Mark Christie – suggested putting something in the Happenings about blowing leaves into the road or common areas.

Concession

Artie Deyns – did very well over Memorial weekend. Commented that the Captain was good about confiscating alcohol people were bringing into the clubhouse.

Pam Valenza – asked how long a Property Owner who can't grieve a citation because they are not in good standing be on the grievance list. *Discussion held.* The property owner has thirty days, then amount will be placed on their account, as with all property owners.

Sewer/Long Range Planning

Vinny D'Eusanio – need to look into the electric system.

President Smith – handed out the purchase order procedures. Asked the Board to review and report back.

Old Business

Wendy Purdy – asked about the new swim team blocks. *Discussion held.* Wendy will pick them out and get together with Pam to order them.

Vinny D'Eusanio – asked about the memorial for Mary Jane Duffy. *Discussion held on what type of memorial.* Landscaper to do the work for the memorial.

Maureen Miller – Need to post in the Happenings about the food drive, non-perishable items or monetary donations are being accepted.

Need to look into an ambulance for the Swim Team Championships.

New Business

Vinny D'Eusanio – the fence around the pool and basketball courts need to be replaced.

Maureen Miller – the property owner who is giving a nutrition seminar stated there will be a television crew here for it.

Land Company

President Smith – Property owner of lot #3441 offered \$3k for lot#3440.

MOTION: made by Wendy Purdy to accept the offer of \$3,000.00 for lot #3440.

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

MOTION: by Maureen Miller to adjourn the meeting at 12:20p.m.

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

Respectfully submitted,

Karen Olsen