

June 18, 2011

Shohola Falls Trails End Property Owners Association held a Board of Director's meeting on Saturday June 18, 2011 in the association office.

**ROLL CALL:**

**Officers Present:**

President – Mike Smith  
Vice President – Robert Personette  
Secretary – Wendy Purdy

**Officers Absent:**

Treasurer – Jo-Ann Pollack

**Members Present:**

Iris Altreche  
Mark Christie  
Vincent D'Eusanio  
Arthur Deyns  
Maureen Miller  
Debbie Shevlin

**Others Present:**

Pam Valenza, Property Mgr.  
Richard Henry, Attorney  
Bill Owens, Accountant

President Smith called the meeting to order at 9:06 a.m. Asked for a motion to accept May 2011 minutes.

**MOTION:** by Wendy Purdy to accept the May 2011 minutes. **Second:** Vinny D'Eusanio  
**VOTE:** All others: in favor. *Motion passed.*

**Property Manager's Report**

Pam Valenza -

- We have received the TE liquor license renewal
- There were 1,326 guests Memorial Day weekend
- Bar and Concession both brought in less money then 2010
- 2011 Dues are currently ahead of last year's dues by \$41K
- 94% of current dues have been collected

- We have collected 105% of budgeted prior dues
- There are 29 payment plans – 6 have defaulted
- 64 lots still owe 2011 dues only
- 31 lots have been reconnected since last board meeting
- DEP testing – we have not heard anything regarding the waivers, which means we will have to pay for the next quarterly testing
- Swim Champs -
  - Rented the port-o-potties
  - Need more info about whether or not we need an ambulance – Wendy Purdy is going to check with Milford to see if they would be available and the cost.
  - Recreation is going to work on the food
- Back Deck – final cost was \$1,890.00; budgeted amount is \$8,000.00

**MOTION:** by Mike Smith to move the remainder of the back deck funds to the funds budgeted for the pool. **Second:** Wendy Purdy **VOTE:** All others: in favor. **Motion passed.**

- Newspaper article in the Pike County Dispatch stated Trails End had received money from Blue Ridge Cable – this information was incorrect and the paper is printing a retraction.
- Paid back \$8,500 for the truck to capital reserves
- 1 capital CD was renewed for 2.25% for 58 months – there is a 6 month interest penalty if needed before the 58 months but if we hold the CD for a year we are still ahead.
- Working on dues suits.

Pres. Smith -

- Remax sold Land Co. lot 618 for \$3,000

### Legal

Richard Henry, Attorney

- Working on Dipolito (Mason) complaint regarding the lower pool
- Attended hearings for dues suits at the magistrates. Two lots rescheduled. Received a \$4,000 judgment on another lot.
- Assisted Pam on pending workers comp. case
- Next dues suit is going to be held on July 18<sup>th</sup>
- Finishing up the sales on lots: 618 and 1502/1503

### Rules Enforcement Committee

Bob Personette, Vice President

- Compactor camera is working good
- 3 out of the last 4 citations written have been for illegal dumping
- 2 grievances this week
- President Smith stated we are going to leave the dumping fine at \$500.00 and if the PO believes they still have a case after grievance they can come to the Board. Bob Personette – We should post a sign stating there is a \$500.00 fine for illegal dumping.

- Vinny D'Eusanio – We should post a sign that states no leaving refuse outside of the compactor/dump.
- Pam – Waste Management was contacted regarding recycling and we would have to pay them more to add recycling near the compactor.
  - There is still aluminum can recycling at the dump area for the Swim Team. It had to be moved from the compactors because garbage other than cans was being thrown in.

## **Security**

Mark Christie

- The majority of citations written in May were for illegal dumping and speeding
- There was a citation written for an unattended fire and one written for discharging a firearm – the state police were contacted regarding the firearm
- POs are responsible for guests fines
- On 2 occasions POs called the state police directly for noise complaints
- Pam had a meeting with Vector Security about stepping up on the speeding citations
- There was also a break-in in which property was stolen

## **Recreation**

Maureen Miller

- 2011 Calendars are done and will be out next week –
- A new theater opened in Matamoras for movie night
- Trying to get a new company for the carnival
- Pig Roast will be held July 16<sup>th</sup>
- Tickets for ALL events will be available at the Game Room starting 4<sup>th</sup> of July weekend
- Still raising money for Make A Wish – they are going to be assigning us a child from the Pike county area
- Brought the food bank down in September and we will do it again this year

Board went to Executive Session at 9:50am and opened back to regular session at 10:38am.

## **President's Report**

Mike Smith

- We are continuing to work on sewer and water leaks – it's going to be long range planning
- Concrete around the pool looks good - just a few things need to be corrected
- The pad at maintenance will most likely be poured in the fall
- Artie Deyns is going to look into how much it would cost to add a patio as a smoking area outside near the bar
  - Rich Henry stated we would need to turn in an application to the PA liquor board to expand premises if we want drinking on the patio

## Land Use & Development

Iris Altreche and Debbie Shevlin

- 4 new abandoned vehicles were addressed in May
- We do work with people that have tarp violations as far as granting time extensions

## OLD BUSINESS

- Mark Christie – Are we working on fixing the fence by the compactor?
  - Dale Snyder is working on putting up safety poles to replace the fence – the safety poles are also going up at the teen center
- Mike Smith inquired about the lots we were looking into greening
  - Rich Henry -we did get permission from Pike County to green the 4 lots –
- Mike Smith – we are currently working with Shohola Twp. Zoning Officer Bob DiLorenzo regarding the storm water runoff issues. We are trying to stop POs from clearing their lots and putting down gravel – also watching the lot coverage.
- Mike Smith – Believes we should offer boat storage in front gate parking lot to POs for a fee during winter months only (Oct. 1<sup>st</sup> – April 30<sup>th</sup>) – fee around \$100-\$200
  - Vinny D'Eusanio suggested the storage be at the maintenance platform and not at the entrance to the community.
  - Artie Deysn – we will need a sign saying we are not responsible for any damages
  - Rich Henry - Trails End would need additional liability insurance if you are going to charge POs to store their boats there.
- Mike Smith – we are going to start planning the maintenance and compactor moves so we can get started on it
- PO had questions about what our plans are with quarter dues lots
  - We need to sit with the accountant to see if they are paying for themselves or if we should change the amount of the dues for them.

## Treasurer's Report

Pam Valenza, Property Manager

- Electric system is going to be over budget this year due to all of the storms
- Dale Snyder and Clint Frisbie are looking into the cost of a generator for a well so we can budget for 2012.
- PO asked if the budget committee is open to anyone – Yes.
- There is currently \$61K in Act 180 MM
- Discussion was held regarding the Maintenance move

**MOTION:** by Mike Smith to pay the bills. **Second:** Vinny D'Eusanio **VOTE:** All others: in favor. *Motion passed.*

## Financials

William Owens CPA, Accountant

- Finished the Audit for 2010
- Reviewed 2010 financial statements

- Statements are consolidated – includes both TE Land Company and TE POA
- Finance Charges are at the max amount they can legally be at – can not raise them.
- Discussion was held regarding Trails End’s revenue – spent slightly over what we took in for the year- this includes the depreciation expense which is only an amount on paper – not actual money.
- Trails End is in good financial state according to accountant
- Reviewed the Management Letter in detail
- It was suggested Trails End has a Reserves Study done – we would have to budget to have this done
  - President Smith stated we will have the study done
  - Discussion was held about the Reserve Study Process

**MOTION:** by Vincent D’Eusanio to close the board meeting at 12:15pm. Second: Iris Altreche **VOTE:** All in favor. ***Motion passed.***

Respectfully submitted,

Maegan Herington