

## August 21, 2010

Shohola Falls Trails End POA held a Board of Director's meeting at the Clubhouse at 9:05 AM.

### Roll Call:

#### Officers Present:

President: Michael Smith  
Vice President: Mark Christie  
Treasurer: Arthur Deyns  
Secretary: Wendy Purdy

#### Members Present

Iris Altreche  
Vincent D'Eusanio  
Maureen Miller  
JoAnn Pollack  
Debbie Shevlin

#### Members Absent

Robert Personnette

#### Others Present

Rich Henry, Attorney

President Smith called the meeting to order at 9:05AM. He asked for a Motion to approve the July 2010 minutes.

**Motion:** by JoAnn Pollack to approve the July 2010 minutes. **Second:** Debbie Shevlin.

**VOTE:** Abstain: Arthur Deyns and Wendy Purdy. All others in favor. ***Motion passed.***

#### Legal Report

Rich Henry, Attorney –

- August 12<sup>th</sup> Shohola Township adopted the new zoning ordinance allowing open decks to be built.
- Filed for the last zoning ordinance about (1) year ago
- Michael Smith and Rich Henry went to several meetings to amend the zoning order. It was amended August 12, 2010. The vote was three to none in favor for the ordinance to be passed.
- Only need one more meeting to finalize the permit procedure then the POs should be able to start building decks.

## Property Manager's Report

Given by Mike Smith –

- Dues income: 1 lot has defaulted on the individual dues payment plan. 48 lots still owe 2010 dues.
- As of August 15, 2010 the approximate net income of the bar is: \$5,200. As of August 15, 2010 the concession approximate net income is \$350.00.
- Lot 5425: sent an email vote to accept \$5,000 as payment in full for past and current dues and finance charges due to deed issue. **Motion:** by Arthur Deyns to accept \$5,000.00 as payment in full from lot 5425. **Second:** Wendy Purdy **VOTE:** All in favor. Accepted \$5,000 as total payment for dues.
- Need procedure for trucks leaving the property – sheets are going to be given to security, if trucks leave the property they need to fill out the mileage, who took the truck, and where they are going. Maureen Miller and JoAnn Pollack made the sheets.
- The lettering on the doors of the maintenance trucks cost: \$19.65 per door. \$650 total to letter all (11) the trucks.
- The sign on route 6 that states, 'Trails End 750 ft ahead' will be getting repaired soon.
- The surveillance cameras (compactor and fitness center) are being worked on by both Vector and Blue Ridge. Maintenance built a box to guard the plugs, as well as, the DVD/video player. The tapes will be viewed only if there is something that is damaged.
- Fitness Center – Two machines are broken. We are waiting on parts to fix it.
- All the spaces along the fence of the upper pool have been turned into handicap spaces. PO had a problem with the fact that all the handicap spots are taking away from the regular parking spots. He didn't think we needed that many spots because on a busy day the handicap spots are about empty and the regular spots are full. Mark Christie stated that they are needed to accommodate the handicap people in the community.
- Replaced the freezer in concession.
- Accountants are still working on installing the new software and chart of accounts.
- Employee health insurance through Blue Cross Blue Shield will be going up approximately 22%. Pam is looking into other companies for health insurance.

Michael Smith, President –

- Now that the issue with the decks is coming to an end we are going to be focusing on the income now. Money matters will be discussed at the budget meetings and the next one will be August 22, 2010.
- PO asked if we try to sell deed backs internally before going to realtors. Mike Smith said we try to sell internally first. Another PO asked about 'For Sale' signs being put up - no 'For Sale' signs allowed and security has been watching closely for them.

## Recreation Report

Maureen Miller -

- Chinese Auction did VERY well! It is the only fundraiser all year that we hold that the money goes to supporting TEPOA activities.
- Wild West Show will be held August 21, 2010.
- Next week is the Fiesta. POs don't need to sign up for it.
- Held the family picnic at Promised Land. It was \$10 per family. They took the van and had families follow in carpool.
- Pike County Dispatch took pictures at the Pig Roast and they need to get the names of all of the people in the pictures in order to publish them. They are going to mention the Make-A-Wish Foundation in the Dispatch. We picked a local person that we are going to sponsor. The 50/50 that is held at the Pig Roast and the Multi-cultural takes 50% of the proceeds and puts it toward the Make-A-Wish foundation. Iris Altreche had a \$200 check to donate from the Salsa Night.

## Treasurer Report

Arthur Deyns –

- Budget meeting will be held August 22, 2010 at 10am.
- Need to keep up on the dues income because we are a summer place and with the economy going down we will be the first place they want to get rid of in order to save some money.
- **Motion:** by Wendy Purdy to pay bills. **Second:** Iris Altreche. **VOTE:** All in favor.

Michael Smith – President

- Quarter dues lots cost too much money and he would like to look into raising them to Third dues lots. A PO stated we should do half dues lots because if they can afford a second property then they should be able to afford paying half dues.
- We have 146 quarter dues lots that we are losing money on. Lake Adventure POs pay \$1,900 for dues and if they own a 2<sup>nd</sup> property they pay almost the full dues on that property too.
  - POs want to know how you can raise quarter dues lots if the people already own the property. Other PO stated that if we have the right to raise regular dues than we should be able to raise quarter dues lots.
  - Stated that POs are permitted to have 1 lot plus (2) quarter dues lots as long as they are adjacent to the property.
- Stated that the Restricted Covenants are going to be worked on.

## Land Use

Iris Altreche –

- There was a shed (Lot number is unknown at time) that they did get cleaned up.

- The red truck that some POs had brought to our attention was looked into and it was found that they are using the van to store furniture in it while they are redoing their trailer.

## Security

Mark Christie –

- Speeding violations are out of control this year. Most of them are between 29-30 mph.
  - PO stated that there have been a lot of the vending trucks speeding through the community when making deliveries. Michael Smith and Mark Christie both said that security is trying to work on this problem by reaching out to the vending companies and informing them that the speed limit is 10 mph through the community.
  - PO said that security has been seen speeding through the community and they should be held liable for speeding also.
  - Trails End spent \$27,000 on fixing the roads and now POs are complaining that everyone is speeding on Yuma Lane.
- Security is going to become stricter with the golf carts. They will be thoroughly checking them to be sure the lights and horns work, as well as making sure no under age children are driving them.
  - Iris Altreche stated golf carts cost \$50 and this is for the registration plus the extra electric that they use.
- There have also been a lot of trespassing citations given out. There were four or five people that were swimming in the lower pool after hours. They claimed they didn't know the pool was closed
- PO asked Rich Henry to define disorderly conduct. He gave her the legal definition in his own words. She wanted to know because she was cited because a child that she was responsible for was found tapping a glass bottle on a rock by the playground and the bottle broke and she had put it up to a small boy's neck in the pool area. Then she was found tapping another glass bottle in the play area on a different occasion. Maureen Miller saw her doing it and called security. PO said that the parents should have been called after the teen girl broke the first bottle this way she may have been able to prevent the girl from doing it again and ultimately getting a citation.
  - Also, the same PO stated that she had brought a court issued document to security stating that there is someone that is not to be allowed on property for her. A few days after she had showed them the paper security let the person that is strictly not allowed at the POs trailer on property and this traumatized (6) children that were at the POs trailer at the time.
  - It was suggested security should have to sign off on any documents given to them regarding these types of situations. This way they are aware of the matter and it would hopefully bring these situations to a minimum.
- PO stated that the potholes on Shohola Lane are really bad and they wanted to see about getting the potholes repaired.
- PO asked about getting the front of the clubhouse sprayed for insects because people are getting bit when they stand out there for just a few minutes at a time.

## Grievances

JoAnn Pollack -

- August 28<sup>th</sup> is the next Grievance meeting.

## Concession

Wendy Purdy -

- There is a good team; no real problems to discuss.

Michael Smith, President –

- The clubhouse is non-smoking due to PA state law.
- Vinny thinks we should put a Tiki Bar off of the bar for smokers and put sliding glass doors in and take the windows out.
- PO Lot #3203 – inquired about getting a rock removed to prevent debris from getting into the culvert pipe.
- PO brought up the burning of leaves – she was told if she had a problem with her neighbors burning leaves she can call security and we can see if there is anything we can do.
- Arthur Deyns – Contractors dumping at the dump.

Michael Smith– Thinks that the contractors should need a permit to chop up a trailer or have POs get their own dumpster when they are removing items such as trailers and/or decks. Also, we should take the 3 ft. limit off of the rule for dumping so contractors stop dumping 3 ft. sections of trailers and/or decks. Motion to pass the guidelines for what contractors can/cannot dump will be held until next board meeting.

**Motion:** by President Smith to close meeting. **Second:** Wendy Purdy.

**VOTE:** All in favor. **Motion Passed 12:40 PM.**

Respectfully submitted,  
Maegan Herington