

September 2006 Minutes

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting at the clubhouse on September 16, 2006.

Officers Present

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

Members Present

Iris Altreche
Mark Christie
Robert Personette
Wendy Purdy

Members Absent

Vinny D'Eusanio

Members Suspended

Fred Meier

Others Present

Pam Valenza - Community Manager
Richard Henry - Attorney

President Smith called the meeting to order at 9:00a.m. Called for corrections to the August 2006 minutes.

Wendy Purdy – Page 3 under property owner comments, lot 2945 asked if eating at the pool was allowed. At this time, our regulations do not preclude it.

MOTION: by Wendy Purdy to accept the August 2006 minutes with the above correction. **Second:** Artie Deyns **VOTE:** All in favor (*Iris Altreche not present for this motion*)

Community Manager's Report

Pam Valenza –

- Have end of season approximate figures – the bar made approximately \$11,000 net profit

- Recreation – Maureen Miller will report on later - but the dues raffle netted \$1696.25 this year.
- Concession – sales are down; still have inventory but it is -\$3000.
- Vending – down also – netted \$4,434. In 2005 the vending income was \$5230.
- Pool is closed for the season; gameroom is open with limited hours.
- Dues – The tax sale is Sept. 29th. The office contacted property owners who do not owe dues and had the attorney update statutory liens (14) on the tax sale lots. There were 53 lots total on the tax sale list. Last year there were 61 lots listed.
- Security – For the month of August 19 citations were issued – 1 fireworks; 2 circumventing electric; 1 criminal mischief and 2 reckless endangerment; 1 trespassing; 1 unlicensed driver; 2 disorderly conducts and 9 speeding citations. We had one property owner have a seizure on the road; and a woman had heart attack and was taken to the hospital. Vandalism is down – had graffiti and toilet papering. Labor Day weekend was fine.
- Maintenance – will be doing roads and drainage problems at 3 different areas this fall.
- Still removing abandoned trailers.
- Seasonal help is gone – have 8 f/t maintenance personnel and the cleaning crew (2), which will be laid off to part time.
- After Columbus Day Maintenance will be closed Sundays.
- Purchased a 2007 Chevy Dump Truck for \$39,312 that includes sales tax and registration. This was \$2500 less than the 2006 GMC and includes a 5 yr 100,000 mile warranty. Have to purchase a plow for it. Will sell the 1999 Mason dump truck after the hot patching is done this month. Looking to get between \$11-12,000 for the truck.
- Lot 3108 – lawsuit – depositions were done by our insurance attorney on September 13th, but not finished. Will be completed within the next month.
- Well 4 – DEP has to speak with the engineers from the filter company. Everything is progressing.

Legal

Richard Henry –

14 statutory liens have been filed.

Finished the complaint on the fire brigade funds.

Did not complete the declaratory judgment action due to loss of staff. Will do this week.

The case concerning Ordinance 44 and Trails End permits will be argued on September 25th.

Maureen Miller brought up the zoning officer coming in and going on lots and the association not knowing if he is there legally.

Discussion on Shohola Township - the township took us to court for access and it has never been adjudicated. There are only interim agreements. Will file this issue for trial. It

will probably be in the January term. Will litigate this issue first and then work on the declaratory judgment.

Rich Henry did send a letter requesting violation notices from the township and the township has been sending us copies.

President Smith asked the attorney what the Board should do regarding Fred Meier's suspension from the Board.

Rich Henry responded the Board has the right to remove him from the Board as the documents we have of transferring the monies from one account to another without notifying the Board are crystal clear.

Rich Henry feels this case will probably be arbitrated due to the amount of money. Assets that belonged to someone else were converted to themselves.

By-laws

Board read the proposed by-law changes in its entirety.

Notes were made so any questions anyone has will be brought up at the next meeting.

Property Owner's

Lot 3212 – Asked how the voting on the by-laws will be done? It will be done line by line. Asked what the Safety Committee is? In an emergency situation where the alarm is sounded, property owners would respond to the gatehouse, then set up at strategic points to guide emergency vehicles to the specific location. Asked if a permit is needed to repair a trailer? No.

Lot 3112 – Property owner was told by zoning officer a trailer could not be placed on her second lot because of water. Will get more information.

Recreation

Maureen Miller – handed out 2007 recreation calendars with major events scheduled. Discussion on carnival. Rides seemed to be outdated. Will do something else next Labor Day.

Maureen handed out individual event cost sheets. Recreation had a good year.

Grievance

Bob Personette –

- BB Gun incident – property owner complied. Warning was issued. If it happens again the fine will be doubled.
- Circumventing electric – The son of the property owner did it but the property owner wrote a letter saying he had no idea who did it. Fined \$500.
- Speeding violation - \$50 fine issued; another speeding citation was issued a warning
- Unattended fire – warning
- Trespassing – fined \$300
- Security is verbally telling all guests of the 10mph speed limit.

Treasurer's Report

Artie Deyns – Discussion on proposed 2007 Budget. Three budget meetings were held. The electric system line will go over this year due to tree trimming. Added \$10,000 for next year to finish tree trimming.

Discussion on seasonal employees and reimbursing lifeguards for their certification costs. Lifeguards are paid more hourly and can also use the certification elsewhere.

MOTION: by Wendy Purdy to adopt the 2007 proposed budget at \$1225 for 2007 dues.

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

Discussion on August's budget report. **MOTION:** by JoAnn Pollack to pay all bills.

Second: Iris Altreche **VOTE:** All in favor

Old Business

Pam Valenza – still have to adopt lighting ordinance. President Smith asked Board to review the ordinance for next month's meeting.

New Business

Mark Christie made a motion to look into providing ATM machines at Trails End. No second on motion. This issue was researched previously and there would not be enough revenue generated year round to obtain one.

Mark Christie would like people who smoke outside on the deck of the clubhouse to have to away from the building. Discussion.

MOTION: by Iris Altreche to adjourn meeting at 12:10p.m. **Second:** Artie Deyns

VOTE: All in favor

Respectfully submitted,

Pamela Valenza
Community Mgr.