

September 15, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday September 15, 2007 at the clubhouse.

Officers Present

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

Members Present

Iris Altreche
Mark Christie
Wendy Purdy

Members Absent

Vinny D'Eusanio
Robert Personette

Others Present

Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:15am. He stated that Bob Personette is absent due to his son being in the hospital.

Called for a review of the August 2007 minutes.

MOTION: by Wendy Purdy to accept the August 2007 minutes.

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

Mark Christie – questioned his motion on page 2. *Discussion held.* Motion stands as written.

Property Manager's Report

Pam Valenza –

- Bar – ahead by \$7,200. Still have Columbus weekend. These are pre-audited figures for the bar and concession.

- Concession – ahead by \$1,400 (Pre-audited)
- Dues raffle went very well. Net approx \$2,452.00
- This is the last weekend the pool will be open.
- Gameroom – vending made approx. \$5,280. Open limited hours through Columbus weekend.
- 51 Trails End lots listed for tax sale. Seven did not have liens, which were forwarded to the attorney for judgments.
- Security – 3 speeding citations issued, 1 trespassing, and vandalism reported. Additional vehicle was in doing radar and helped reduce speeding. State police were called in for two domestic disturbances, citations were issued. Fire company was called in for sparks coming from an electrical cord outside.
- Had an issue with a property owner who was banned from all common property. Property owner was harassing security and the State Police were called in by the wife for domestic issues. State Police also mailing harassment by phone charges to him. The property owner is now banned entirely from Trails End. *Discussion held.* Attorney suggested a resolution pertaining to banned property owners.

MOTION: made by Wendy Purdy to adopt Resolution 2007-03 which states: It is a violation for any property owner to enable or facilitate any property owner or any individual banned from Trails End to gain access to Trails End. First fine is \$500.00; fines double for every subsequent offense. **Second:** Artie Deyns **Vote:** All in favor

Pam Valenza –

- Removal of vehicles must be read into the minutes according to Resolution 2002-06. Vehicles on lots 113, 4625, and 4640 have been sent certified letters to remove the abandoned vehicles on September 4th. They have thirty days from the date of the letter to remove them. In the event of an abandoned trailer, the trailer is then removed to the dump. However, due to cost of towing, the vehicle will remain at the lot for another thirty days before removal from Trails End.
- Campsite Control – 3 for sale sign, 2 propane violations since the last meeting. 21 lots have complied with their violations the month of August.
- By-Laws – Proposed changes were mailed out the first week of September. 98 ballots have been returned as of 9/13/07.
- New office – the letter to Stone Mountain Homes to break the contract was mailed on August 8th. The permit to Labor & Industry had to be resent as they wanted the entire permit not just the corrections.
- Wells – The motor control burnt out on Well 2 which caused the wires and pressure switch and the motor to go also. Called the Well company on Saturday of Labor Day weekend, motor had to be replaced and they did not have the motor in stock at the time. The well company fixed it on the following Wednesday at a cost of about \$10k.

Discussion held on how to prevent wells going down.

Legal

Rich Henry –

- Suggests filing a complaint with Magistrate Cooper to try to recoup the money Trails End has paid Stone Mountain Homes.

- Filed an appeal to Shohola Zoning Board regarding the access way to trailers. .
- The Fire Brigade and Township matters will be listed for trial.
- Will be back in court regarding The Townships access into Trails End next week.
- The quiet title action including three lots is within thirty days of being concluded.
- Filed statutory liens for the upset tax sale on seven lots.
- The Lot#3108 matter continues in the Court of Common pleas.

Property Owners

Lot#2720 – Asked that the lines coming into Trails End from Milford be outlined better. Asked if there was a warning device on the wells.

President Smith – stated that electrical components do not have that ability.

Lot #421 – Discussed the fines and violations they received from the Township.

Lot#3415 – stated they noticed that some people were getting free food Labor Day weekend at the events. There should be a policy in place.

Maureen Miller – stated she was not aware that free food was being given out.

Lot#3415 – Suggested breaking Trails End Earth Day into zones and have a Captain for each zone.

Break from regular meeting at 10:05am

Regular session resumed at 10:40am

Recreation

Maureen Miller –

- All Board members have a profit/expenditure list on all events. Everything made money but the Murder Mystery dinner.
- Planning two new events that will be adult only including a casino night and a comedy night.
- Columbus weekend there will be a Halloween party for the kids during the day and a family night that evening with the Poni-Tails. There will be a prize for the best costume.

Treasurer's Report

Artie Deys –

- The budget committee proposed a \$25 increase in dues for 2008. The increase will include; a new bingo machine, 2 new trucks (one for recreation/concession, one for sewer), replace the deck for concession, camera system for sewers, retractable awnings for the pool, pool furniture, redoing the rec center, handicap play equipment, 3% wage increase. The \$25 is a 2.1% increase in dues. Would like to thank everyone involved with budget committee.

MOTION: made by Maureen Miller to approve a dues increase of \$25.00. **Second:**

Wendy Purdy **VOTE: Oppose:** Mark Christie, Iris Altreche, Jo-Ann Pollack

Approve: Maureen Miller, Artie Deys, Wendy Purdy, Mike Smith *Motion passed*

Discussion held on budget increase.

Artie Deyns –

- Money for the well repairs to be taken from Capital Expenses.
- Reviewed the budgeted reports as of August 31st.

MOTION: by Wendy Purdy to pay all bills. **Second:** Jo-Ann Pollack **VOTE:** All in favor.

Grievance

Iris Altreche – nothing at this time

Old Business

Pam Valenza – Contacted an engineer to look at the drainage issue on Navajo, have not received a call back. *Discussion held on drainage problem on Navajo.* Pam Valenza will contact another engineer.

Rich Henry – Asked what the Board’s decision is on the property owner who purchased four lots at tax sale.

President Smith – stated the property owner needs to pay all money owed on the lots.

Wendy Purdy – asked that the jukebox in the concession be wired to more speakers.

Pam Valenza – with approval from the Board, the office could start issuing pin numbers for property owners calling in guests. *Discussion held.* No decision made.

Maureen Miller – asked for a shed for the recreation department.

President Smith – stated the Annual Meeting is tomorrow at 11am in the clubhouse.

MOTION: by Artie Deyns to adjourn meeting at 11:30am.

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

Respectfully submitted,
Karen Olsen