

September 20, 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

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

Others Present

Pam Valenza, Property Mgr.
Richard Henry, Attorney

President Smith called the meeting to order at 9:00am. He asked for a Motion to approve the August 2008 minutes.

Vinny D'Eusanio – on page 2 there should be a lot number instead of the name of the property owner. Would like to know if the Resolution regarding tarps was changed, due to the clarification from Debbie Shevlin that Trails End would not enforce the Resolution in the winter. Discussion held.

Wendy Purdy – asked that the wording regarding the damaged car at the Swim Champs be changed.

MOTION: by Wendy Purdy to approve to accept the August 2008 minutes with changes.

Second: Jo-Ann Pollack **VOTE:** Abstain: Vinny D'Eusanio, Iris Altreche (absent August Meeting) All others: Approve *Motion passed.*

Property Manager's Report

Pam Valenza –

- Received Certificate of Occupancy for the new office. Plan on moving October 2 & 3 tentatively.
- One lot defaulted on their one time payment plan September 1st.
- 26 liens were filed for property owners owing two years of dues. Five have paid in full.
- The tax sale is September 24th. A few lots have paid their back taxes.
- Have six lots to Sheriff sale, two are the same owner so cost is for one sale. *Discussion held.*

MOTION: made by Wendy Purdy to Sheriff sale lots 1963, 1964, 3808, 4046, 5020 and 5733.

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

Pam Valenza –

- No reported vandalism Labor Day weekend, there was graffiti.
- The freezer in concession broke down, food was lost. To repair the freezer it would be \$1,700 to repair. Even with this loss, the concession will break even this year, covering salaries and sales tax.
- Bar – netted \$10k.
- Netted approx \$2500.00 for the dues raffle, depending on the amount of 2009 dues.
- Lot 4213 met with the Board in August regarding their ban from common facilities. The Board lifted the ban, the property owner paid the fine, then the same day the property owner and his guest harassed the lifeguard. *Discussion held.*

MOTION: made by Mike Smith to ban lot#4213, disconnect the electric and lock the gate cards to that lot until they pay the fine and meet with the Board **Second:** Artie Deyns **Vote:** All in favor

Pam Valenza –

- The new deli outside the gate asked if they could place a sign by the Trails End sign going westbound. *Discussion held.* Board agreed as long as the deli obtains the proper permit from Shohola Township.
- Took a phone vote on purchasing a 2008 GMC mason for \$39k. Maintenance needs heavy duty trucks for plowing.

MOTION: made by Mike Smith to purchase a 2008 GMC mason for \$39k. \$10k coming from Act 180, the balance of \$29k from Capital Reserve which will be paid back each year for 3 years from the operating budget. (\$8500.00 is appropriated for 2009) **Second:** Artie Deyns **Vote:** All in favor

Pam Valenza –

- Bingo machine was ordered and just shipped out yesterday, we were billed already, but won't pay until machine is received.
- Previously it was reported that DEP inspected and gave Trails End a good report (each Board Member was given a copy of the report), other than their concern with infiltration. Since the last meeting Trails End received a notice of violation saying Trails End needs a

written plan to rectify the infiltration within two weeks. Met with Clint Frisbie, Sewer Plant Operator, and came up with a plan and sent it to DEP. Every Board Member has a copy of the response. *Discussion held.*

Rich Henry – suggested getting an engineer for help with the response. Pam Valenza will contact the engineer.

President Smith –

- Stated that Maintenance will be split in two, with one group for Building & Grounds, recreation events and landscaping, the other to concentrate on sewer repairs for the infiltration problem, water leaks, roads.

Legal

Rich Henry –

- Lot# 3809 is the fifth person to pay their lien.
- Have copies for the office of all liens filed.
- Shohola Township filed a petition for contempt due to the incident when the Township wanted to come in Trails End to inspect 30 lots without a reason and they were turned away. A hearing will be scheduled soon.

President Smith – The case regarding lot#3108 against Trails End , Vector and some Board members is listed for trial between October 11-22. They would like their seat on the Board reinstated, legal fees paid and \$20k in damages.

Mark Christie – there was an incident where a lot owner requested Security to call 911 and they were told no, to go to the hospital directly. Asked the attorney if Trails End was liable.

Discussion held.

Property Owner's Time

Property owner – asked if phones could be installed at the comfort stations.

President Smith – the phones would be damaged.

Lot#4035 – asked if Trails End was giving away green area. Stated the neighbor behind them took over the green area.

President Smith – sent a letter out to the property owner asking them to comply.

2009 Budget

President Smith – reviewed the proposed budget for 2009. *Discussion held on the electric increase and where the budget could possibly be reduced.*

MOTION: made by Mike Smith to approve a \$60 increase to \$1,310 for base dues for 2009.

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

President Smith – thanked the volunteers for their work on the budget committee

Treasurer's Report

Artie Deys – reviewed monthly budget report.

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

VOTE: All in favor

President Smith – set up a new accountant through the attorney who has experience with Associations. The accountant will also do an audit on how the office is run.

Security

Mark Christie –

- 18 incidents of vandalism since the last meeting. (Mostly graffiti)
- 6 speeding citations were issued.
- There was a second incident with the same property owner with a refrigerator on their lot with the doors still on.
- There is a problem with dogs not on leashes and also in the common areas.
- A property owner was driving with their kids hanging out of the sunroof and one driving on their lap. They received a disorderly conduct warning.
- There were 4 local ordinance warnings.

Land Use

Debbie Shevlin – there is a letter going to lot #4042 for using the green area.

Recreation

Maureen Miller –

- Reviewed her report of income/expenses for Recreation. Have a ballpark figure of \$5,100 income.
- Wants to purchase a six burner stove.
- Have an anticipated calendar for next year.

Break from regular session at 11:30am

Regular session resumed at 12:20pm

Rich Henry – was appointed as a hearing officer to the PA Supreme Court Disciplinary Board.

Maureen Miller – Does not want the Carnival people from this year to come back. They left the rides unattended, did not check armbands and had their electric plugged into Trails End, causing breakers to pop.

Wendy Purdy – Asked if the board by the front gate could have a notice of Board meetings.

MOTION: by Wendy Purdy to adjourn the meeting at 12:30pm.

Second: Bob Personette **VOTE:** All in favor

Respectfully submitted,
Karen Olsen