

October 21, 2006 Minutes

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting at the clubhouse on October 21, 2006.

Officers Present

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

Members Present

Mark Christie
Robert Personette
Wendy Purdy
Vinny D'Eusanio

Members Absent

Iris Altreche

Members Suspended

Fred Meier

Others Present

Pam Valenza - Community Manager
Richard Henry - Attorney

President Smith called the meeting to order at 9:10a.m. Asked for a motion to approve the September minutes.

MOTION: by Wendy Purdy to accept the September 2006 minutes. **Second:** Artie Deyns **Abstain:** Vinny D'Eusanio (absent at September meeting) **VOTE:** All others in favor

President Smith – stated we will be going over the By-Laws, the lighting ordinance and legal issues.

Community Manager's Report

Pam Valenza –

- Annual meeting – 20 lots attended. Went well.

- Halloween – children’s party was a success. Like to thank Betty Miller volunteering and running the party and putting everything together and thank Mike Smith for driving the hay wagon.
- 2007 Budget – meeting tomorrow – received 73 agree with the proposed budget, 19 disagree.

President Smith – stated that most property owners are happy with Trails End.

Pam Valenza –

- Dues still coming in.
- Filed 14 Statutory liens against property owner who did not pay 2005 and 2006 dues.
- Filed 33 Statutory lien updates.
- Security – 3 speeding citations, 2 unattended fires, 1 break-in reported and 1 attempted break-in reported.
- Graffiti – was reported at numerous comfort stations Columbus Day weekend.
- Campsite Control – letters are still being sent out – 2 property owners have complied.
- Command Security gave a presentation to take over Security for Trails End. Bid came in slightly lower and they pay their officers more money.
- Asked Board to approve the 2007 dues payment plan.

Discussion held on payment plans.

MOTION: made by Vinny D’Eusano to make a Resolution adopting the payment plan as corrected with April 30th being the due date. **Second:** Wendy Purdy **Vote:** All in favor

Pam Valenza – pending lawsuit from parking lot incident going to trial in Milford.

Legal

Richard Henry –

- Court said there was no evidence regarding the Shohola Township vs. Miller suit.
- The access claim filed by Shohola Township is going to trial by March.
- Fire Brigade – waiting for service for parties not living in PA.

President Smith – asked the attorney how a person who lied at a deposition can be prosecuted.

Rich Henry – stated it will come out in the trial.

- Three deedbacks in the works – one belongs to a corporation.

President Smith – need Resolution regarding garbage at dump.

MOTION: made by Artie Deyns to adopt a Resolution that property owners and contractors are responsible for removing decks and trailers. They are not allowed to dump at the Trails End dump. **Second:** Wendy Purdy **Vote:** All in favor

President Smith – need cameras and signs at the compactors to monitor what is being dumped.

MOTION: made by Mark Christie to impose a \$500 fine for dumping anything other than household garbage at the compactors. **Second:** Vinny D'Eusanio **Vote:** All in favor

Grievance

Bob Personette –

- Had four grievances at the last meeting.
- One was fined \$650 for speeding, reckless endangerment and unlicensed driver.
- One fined for disorderly conduct.
- One speeding citation reduced to warning.
- One was fined for illegal electric hook-up.

Break from regular session at 10:30am

Regular session resumed at 10:40am

Recreation

Maureen Miller – Halloween party went well. Scheduling events for next year.

President Smith – Ray Sylvester from Stone Mountain Builders is here with a proposal for the new office building. Charlie Miller did all the legwork for the new building.

Reviewed plans for the new office building.

Ray from Stone Mountain Builders –

- Trying to find survey maps with no luck; nothing on record past 1972.
- Contacted surveyors – most have a 3-4 month waiting period. Found one that will do it within 4-6 weeks. Needs to survey 18 acres of the common property at a price of \$2,900.
- Met with Township – will assist with permits and zoning will not be a problem.

Wendy Purdy – took pictures of the Halloween party for the website.

President Smith – suggested we say that cases against the Township were successful on the website.

Treasurer's Report

Artie Deys – Electric line is over due to tree trimming.

MOTION: by Vinny D'Eusanio to pay all bills. **Second:** Wendy Purdy **VOTE:** All in favor

President Smith – the proposed new lighting ordinance will not allow lights on during daylight hours, no lights intrusive to neighbors, nothing over 10 feet from the ground, less than 40 watts are allowed, over 40 watts need motion detectors with a timer.

Discussion held on lighting ordinance. Security will monitor and then will review findings.

Property Owner stated that everything was great at the Halloween party.

Break from regular session at 12:15pm

Regular session resumes at 12:45pm

By-laws

Second reading of the proposed By-Laws. Board reviewed changes and made corrections. The By-Laws will be read and voted on at the next meeting.

Maureen Miller – need resolution that all property owners applying for a Shohola Township permit give the office a copy of the application.

MOTION: made by Maureen Miller to adopt a resolution that any Property Owner applying for a Shohola Township permit provide the Association Office with a copy of the application. **Second:** Artie Deyns **Vote:** All in favor

MOTION: by Maureen Miller to adjourn meeting at 3:45p.m. **Second:** Wendy Purdy
VOTE: All in favor

Respectfully submitted,

Karen Olsen