

October 17, 2009

Shohola Falls Trails End POA held a Board of Director's meeting at the office building at 9:00a.m.

Roll Call:

Officers Present

President - Mike Smith
Vice President - Mark Christie
Treasurer - Artie Deyns
Secretary - Wendy Purdy

Members Present

Iris Altreche
Vinny D'Eusanio
Maureen Miller
JoAnn Pollack

Members Absent

Debbie Shevlin
Robert Personette

Others Present

Pam Valenza, Property Mgr.
Rich Henry, Attorney

President Smith called the meeting to order at 9:05am. He asked for a Motion to approve the September 2009 minutes.

MOTION: by Vinny D'Eusanio to approve the September 2009 minutes.

Second: Iris Altreche **VOTE:** Abstain: JoAnn Pollack (absent from September Meeting)

All others in favor. *Motion passed.*

Property Manager's Report

Pam Valenza –

- Need two motions for the sale of lots 5817 & 5014. An e-mail vote was taken previously.

MOTION: made by Mike Smith to accept as payment in full for prior dues for lot 5817 the amount of \$2,200.

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

MOTION: made by Mike Smith to accept as payment in full for prior dues for lot 5014 the amount of \$2,100.

Second: Artie Deyns **VOTE:** Abstain: Vinny D'Eusanio All Others approve; motion passed.

Rich Henry – selling lot 1507, will collect about 80% of the amount owed.

MOTION: made by Mike Smith to accept partial back dues for lot 1507.

Second: Maureen Miller **VOTE:** all in favor

Pam Valenza –

- No defaults for October on the payment plans.
- The 2010 budget was mailed out, 53 positive and 7 negative responses so far.
- The property owners from lot 612 are coming today to speak with the Board. Their guest had 4 speeding citations in one weekend.
- Mailed two letters with proof of mailing to lots 5016 & 5413 regarding abandoned trailers. Need a motion to remove them.

MOTION: made by Vinny D'Eusanio to remove the abandoned and unsafe trailers from lots 5016 & 5413.

Second: Mark Christie **VOTE:** all in favor

Pam Valenza –

- Still waiting to speak with the auditor regarding the purchase of new accounting software.
- Columbus Day weekend went well. The pre-audit figures for the bar: ahead by \$11,475, concession ahead by \$1,500.
- There are 5 lots that are over the 180- day occupancy. They will be sent letters next week.
- Have a quote for an electric golf cart with a dumping back of \$4,200 including trade-in. Comes with a 2- year warranty.

MOTION: made by Mike Smith to purchase the golf cart at a cost of \$4,200, with the money to come from the road budget line.

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

Pam Valenza – Both the adult and children's Halloween parties went well. Would like to thank Betty Miller and Michele Murphy for volunteering their time to run the party and maintenance for decorating.

Legal

Richard Henry –

- By November 2nd we will file a settlement stipulation agreement that will resolve all the outstanding issues with Shohola Township.
- Susan Smith, Attorney is drafting an ordinance to be submitted to Shohola Township.
- Will supply the office with the form to file judgments.
- Working on a few Land Company sales.

- The Fire Brigade matter has been moved to January 26th.

President Smith – Permanent resident issue with a lot being used by a guest and the property owner is a contractor who works in Trails End. Asked the attorney if we can lock him out as a contractor.

Attorney Henry – stated to send a letter to the property owner informing him he will be locked out as a contractor if he violates the 180 -day rule.

Attorney Henry – will send the settlement stipulation to all Board members.

Recreation

Maureen Miller – A property owner lent Recreation a strobe light to be used at the Talent Show. It was not claimed and went to Security's lost and found, but then went missing from there.
Discussion held.

Mark Christie – asked if the surveyor that was hired by Trails End is reputable. Very reputable.
Discussion held on survey issue on Tribes drive.

Wendy Purdy – stated the delivery men set up the fitness equipment wrong. Need to take the desk out and move the equipment so it is not blocking a door. Will contact the Company to have them move it. Stated that no one should use the equipment until it is open to the property owners.

Vinny D'Eusanio –

- Stated maybe remodeling the old office space to accommodate the bar and swim team.
Discussion held, will look into.
- Discussed the placement of the speed bumps at the 3-way stop by the clubhouse.
- Stated the bartender claims two bottles of gin were missing from the bar.
- Would like to see a 160 day letter to potential permanent residents instead of 180 days.

Treasurer's Report

Artie Deysn – reviewed monthly budget reports.

President Smith – asked about the miscellaneous income line.

MOTION: by Vinny D'Eusanio to pay all bills.

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

Property Owner's Time

Lot# 5808– asked what percentage of dues are collected.

Lot#4105 – stated last Saturday a child was seen driving a golfcart.

Security

Mark Christie –

- 12 citations last month, mostly speeding. Four of them were to one lot in one weekend.
- There was a dumping at the compactors incident.
- Reckless endangerment citation (refrigerator).

Land Use

Iris Altreche –

- The trailer on the corner of Aztec is an eyesore. *Discussion held – will send letter to remove trailer.*
- Property owners are complying with other violations.
- Will not be able to attend the December meeting.

Old Business

Nothing at this time

New Business

Nothing at this time

Executive session held at 10:35am

Regular session resumed at 11:10am

President Smith – stated that Sam Angert, a former recreation employee and the family have been property owners for many years; was severely injured in Iraq. Suggested a financial contribution to the family from Trails End. *Discussion held.* Will donate the dues for 2010 to his family's lot.

MOTION: made by Mike Smith to donate 2010 dues in the amount of \$1,330.00 to Sam Angert's lot #3833

Second: Maureen Miller **VOTE:** all in favor

MOTION: by Vinny D'Eusanio to adjourn the meeting at 11:20a.m.

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

Respectfully submitted,
Karen Olsen

Outstanding Items

- 180 Day Resolution