

November 19, 2005

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting on Saturday, November 19th, 2005 at the clubhouse.

Officers Present

Mike Smith - President
John Byrnes - Vice President
Fred Meier - Treasurer
Vinny D'Eusanio - Secretary

Members Present

Iris Altreche
Artie Deyns
Maureen Miller
Stan Perrier
Robert Personette

Others Present

Pam Valenza - Community Manager
Richard Henry - Attorney

President Smith opened the meeting at 9:10am. Stated no meeting was held in October. He then called for a review of the September 17, 2005 minutes.

John Byrnes –

- On page 3 the Motion for lot 5725/5726 should state that it is a continuance of the original variance.
- On page 5 there should be two Motions for the office building. One Motion should be all in favor of the construction of the building itself. The other Motion should be for the location of the office whereas Stan Perrier, Fred Meier, John Byrnes and Bob Personette opposed the location.

MOTION: made by John Byrnes to accept the minutes of September 17, 2005 with corrections.

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

Community Manager's Report

Pam Valenza - Need the election recorded into the minutes.

Artie Deyns – 449 ballots were counted. The results are as follows: Maureen Miller-349, Jo Ann Pollack-337, Mark Christie-330, Wendy Purdy-303, Iris Altreche-267, Susan Shevlin-135. The first five were elected.

MOTION: made by Artie Deyns to accept the election results as read. **Second:** John Byrnes
Vote: All in favor.

President Smith – need Motion to purchase the new dump truck.

MOTION: made by Vinny D'Eusanio to purchase dump truck to replace the 1979 International not to exceed \$51k. \$30k to come from 2006 budget, the balance from reserves. **Second:** Artie Deyns. **Vote:** All in favor

Pam Valenza –

- Received a thank you for our donation to Habitat for Humanity. Half of the \$500 donation was raised by the property owners.
- Budget mailing was sent out.
- The 2006 dues payments need to be adopted.

MOTION: made by Fred Meier to accept the 2006 payment schedule. **Second:** John Byrnes
Vote: All in favor

Pam Valenza –

- The notice that our liquor liability insurance was cancelled was an oversight on part of our insurance company.
- Liquor Control Board came in for an audit after receiving a phone call complaint. Received a warning for not posting a club charter. Everything else was fine. Have since posted the Articles of Incorporation.
- Have a new site supervisor at security and some guards have been replaced and/or reassigned.

President Smith – the fire alarm was tested at 6am this morning.

Pam Valenza – 11 citations were issued last month. A few break-in's were reported, one act of vandalism. Grievance upheld a disorderly conduct citation, but the property owner wants to appeal to the Board. *Discussion held.* President Smith stated that is why we have a Grievance Committee. Vote taken – Board decided against appealing citation.

President Smith – stated property owners in violation should not be allowed vehicular access to Trails End.

Pam Valenza –

- Had security run the annual permanent residency report and we have one - lot 303 is still an alleged permanent resident. This lot was on the list last year but filed bankruptcy.
- 1 citation was issued for speeding.
- Lot#1128 reported a deer killed and gutted behind their lot.
- Medivac used ballfield for a car crash on route 6.
- Halloween went well. Thank you to Betty Miller for volunteering her time.
- Concession made \$500.00 for the year (pre-audit figure).
- Bar made \$12,245.00 for the year.(pre audit figure)
- Our insurance company risk management department recommended a drug testing policy for employees.

President Smith – Pam formulated a drug testing policy; everyone was mailed a copy. Need to adopt the policy into the employee handbook. *Discussion held.*

John Byrnes – stated we need to follow federal guidelines for drug testing.

MOTION: made by John Byrnes to adopt the drug policy as written. **Second:** Stan Perrier

Vote: All in favor

Pam Valenza –

- Website is up & running. Had training in making changes to it. \$3k with training.
- Found a lot for the property owners whose trailer was ruined by our lift station.
- Need a rule for rusting sheds, eyesore. Will look into it in the spring.

GRIEVANCE

Bob Personette –

- Had seven grievances on October 8th. Three were found guilty, four were not.

Pam Valenza – Have a contractor who is using his contractors pass to gain access; he is a lot owner and not swiping his gate card. Security will now collect the passes at the end of the day from all contractors.

LEGAL

Rich Henry –

- Lot 3108's attorney filed a motion yesterday. We need to respond in twenty days.
- Lot 303 is still protected under bankruptcy laws. Molton is their bankruptcy lawyer. The attorney for the permanent residency case passed away. Have to determine who is handling the case.
- 18 statutory liens (prepared by the office) were filed for back dues.
- Liquor Control Board will accept our Articles of Incorporation as the club charter.
- Attorney Molton is representing William Weber on his outstanding invoice to Trails End. Mr. Weber is claiming that he gave terms to John Byrnes that were not stated in the minutes. *Discussion held.*

President Smith – William Weber now needs to pay for the software and jacket totaling \$611.00 by December 4th or the electric will be disconnected. Took vote from Board members.

Result – 4 members for \$75.00 and returning software, 5 for Mr. Weber paying \$611.00.

Rich Henry – If no payment is made by December 4th, will file a statutory lien against Mr. Weber.

Mike Smith, John Byrnes, Fred Meier, Vinny D'Eusanio, Maureen Miller and Pam Valenza met with Township yesterday.

- They have an issue with access to Trails End.
- Mr. Wall will have lot # and complaint written on Shohola Twp. letterhead to give to the gatehouse when an anonymous complaint is received.
- Trails End asked for Mr. Wall to wait ten minutes for the escort. Mr. Wall does not want to.
- Township has passed a motion placing a moratorium on the issuance of any permits for Trails End.
- Need a resolution adopted regarding access for Mr. Wall.

Rich Henry –

- Stated there is some sort of grandfather clause for some supposed violations.
- Read proposed resolution on limiting access.

President Smith – table access issue with Township until Attorney Henry can contact the township attorney regarding where the Township stands on other issues.

FIRE BRIGADE -

Mrs. Bottinelli – Fire Brigade has been incorporated to function as 1st responders for fire & medical. Also got own tax id number and insurance.

President Smith – was informed by the Chief of Shohola Falls Fire Department along with two Shohola Township Supervisors that the Fire Brigade needs their approval in order to operate and the Township will never allow another fire company to operate in Shohola Twp. Possibly the building could be used as a substation, but that wouldn't be for years and would rather it be right outside the gate. *Discussion held.* As of today, the Fire Brigade building will be padlocked and it is requested that the money be returned to the office.

Mr. Bottinelli – asked that they have until the spring before Trails End donates the trucks and for time to speak with the township supervisors.

President Smith - asked for a vote on donating the firetrucks. Bob Personette, Stan Perrier, Fred Meier, John Byrnes, Artie Deyns voted to give them until spring. Maureen Miller, Vinny D'Eusanio and Mike Smith voted against giving them until spring.

John Byrnes – asked the Bottinelli's if there will be another e-mail sent out bashing the Board.

Bettye Peete of lot#4914/4915 – complained that maintenance was working on her sewer pipe without her permission and left a mess. Was told by management there was an easement onto her property.

President Smith – will look into covering up the pipe.

TREASURER'S REPORT

Fred Meier –

- Reviewed budgeted report dated October 31st.

MOTION: made by Mike Smith to pay the bills. **Second:** John Byrnes. **Vote:** All in favor.

RECREATION

Maureen Miller -

- Sold 17 tickets for New Years Eve.

Pam Valenza – The current owner of lot#3214 purchased at tax sale. Paid the Capital Improvement and balance of 2005 dues. Has a deck that was deemed unsafe and needs to be removed. Property owner has requested relief on the dues.

MOTION: made by Vinny D'Eusanio to reduce the amount owed by lot#3214 to \$784.21 to satisfy the judgment. Lot owner must pay for the removal of the deck. If the deck is not paid and removed, owner owes the full amount of \$3,581.05. **Second:** John Byrnes. **Vote:** All in favor.

Pam Valenza – stated we cannot use a regular modular for an office building because of the Labor & Industry fire codes and handicapped codes. Looking into commercial modular buildings.

OLD BUSINESS

President Smith – stated he cannot discuss Ron Bugaj at the direction of the disciplinary board.

NEW BUSINESS

President Smith –

- stated that he learned that the e-mail address listed for Fred Meier on the board list is not Fred Meier's own. Board business can only be sent to the Board member.
- Need a motion for Mr. Weber.

MOTION: made by Vinny D'Eusanio to uphold the letter dated November 4th, 2005 stating that Mr. Weber is to pay the \$611.00 or his electric will be disconnected. **Second:** Artie Deyns **Vote: Approve:** Artie Deyns, Vinny D'Eusanio, Iris Altreche, Maureen Miller, Mike Smith. **Oppose:** Bob Personette, Stan Perrier, Fred Meier, John Byrnes. *Motion passed.*

President Smith –

- Asked the attorney to clarify with the Township attorney what they are coming in to enforce and to clear up the issue with roof overs.
- Asked the Board if lot owner #3227 could be a test case against the Township. *Discussion held.* Rich Henry to review paperwork.
- The December 10th Board meeting will be attended by Maureen Miller via telephone.

MOTION: made by Vinny D'Eusanio to close the meeting at 1:30pm. **Second:** Iris Altreche **Vote:** All in favor.

Respectfully submitted,

Karen Olsen