

May 17, 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

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

Members Absent

Mark Christie

Others Present

Richard Henry, Attorney
Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:10am. Called for a motion to approve the April 19, 2008 Board meeting minutes.

Wendy Purdy – Page 4 under Old Business – should read the swim team is not financially able to purchase the starting blocks at this time.

MOTION: by Wendy Purdy to accept the April 2008 minutes with the above correction.

Second: Debbie Shevlin **VOTE:** Abstain: JoAnn Pollack, Vinny D'Eusanio (absent April Meeting) All others: Approve *Motion passed.*

Property Manager's Report

Pam Valenza –

Dues are still coming in – purchase another repo agreement - \$100,000 – interest is at 2% now. 71 lots were disconnected for full dues; another 16 lots have only paid partial dues and will be disconnected today. We are above last year by 4% in

current dues collections. 39 lots are on payment plans (first time payment plans); 3 lots have failed to make first payments.

Spring mailing was mailed out last week with the dues raffle tickets and resale list.

Preparing for Memorial Day weekend – ordering supplies; hiring staff; the upper pool is ready to go: Maintenance has completed the teen center and the outside pool bathrooms will be done this week; the dump will be completed this week as well.

Gypsy Moth spraying scheduled to be done in June at a cost of \$7920.00.

Wells – auto restarts were installed on the wells and lift stations. There is a problem with well #1, which is located on Shohola Lane. Wires burnt, amps going up and down, which is what happened to well #2 last year. This motor is from 1987 and Clint and Dale feel the pump, motor and piping should be replaced. Fritz Brothers were here and checked it out and also recommend replacing it now. Cost is estimated at \$15,000.00. **MOTION:** by Vinny D'Eusanio to replace well #1's motor, pump and wiring at a cost of \$15,000.00. **Second:** Wendy Purdy **VOTE:** All in favor *Motion passed.*

Security – One citation issued to a contractor for an unattended fire along with a warning for burning during a burn ban; 3 citations issued to lot 3764 for having 5 dogs running loose on the lot and continuous barking (property owner not at lot). Last week there was an incident where an elderly gentleman drove over the concrete curb stop in the upper pool parking lot and took out a section of the upper pool fence. He pressed on the gas instead of the brake. No injuries and restitution was made for the fence. 3 possible break- ins were reported.

LEGAL REPORT

Richard Henry –

Waiting for a date for arbitration for the case with lot 5434 and ex property owners of lot 3606.

Shohola Township access argument was scheduled for June 26th; Attorney Henry has a conflict that date, it will be changed.

Brought the amendment to the Remax/Trails End contract extending their contract through 2010 to be signed.

Brought deed to be signed for lot 3441.

Decision received from Pike County Court on lot 5717 and the 9x10' access way was denied. Attorney Henry recommended bringing the case to the state level.

Discussion held. Board feels it is a safety issue as well as political. **MOTION:** by Artie Deyns to have Attorney Henry appeal the decision from Pike County Court of the case of lot 5717 to the state level. **Second:** Wendy Purdy **VOTE:** Abstain: Vinny D'Eusanio All Others: Approve *Motion passed.*

Lots 2405 and 3303 –property owner through his attorney made an offer to satisfy the judgment against the lots – **MOTION:** by Artie Deyns to accept \$6500.00; and lots 2405 and 3303 with clear titles to Trails End Land Co. from Isaak Temer to satisfy the judgment. **Second:** Iris Altreche
VOTE: Oppose: Vinny D'Eusanio Approve: All others *Motion passed.*

Treasurer's Report

Artie Deyns – Vehicle Maintenance is at 49%; had concerns about electric usage during the winter – the clubhouse, sewer plant, comfort stations, maintenance shops and several well buildings use electric heat.

Dues are coming in well.

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

VOTE: All in favor *Motion passed.*

Property Owner's Time

Lot 3431 – asked about Trails End requiring contractors that work in Trails End to have product liability insurance as well as general liability insurance. Board will look into.

Rules Enforcement Committee

Bob Personette – Committee is meeting today with one hearing scheduled and two lot owners have submitted appeals in writing.

Concession

Artie Deyns – Everything is ready to go for the season.

Recreation

Wendy Purdy – still working on entertainment schedule. Trying to reschedule a band that was hired for a Friday night to a Saturday night.

Salsa Night – Discussion on Family or Adult night. Too difficult to ask children to leave at a certain time. Discussion on holding the potluck supper before Salsa Night at the chapel and then having Salsa Night an Adult night. Iris Altreche will get back to the Board.

New Business

Vinny D'Eusanio – Discussion on moving maintenance down by the gas pumps. Need to find out specifically what maintenance needs. Can also move the compactors there.

Vinny D'Eusanio – Would like to see something designated as a memorial for a very special property owner who went above and beyond for Trails End, Mary Jane Duffy, who recently passed away. Board agreed.

Old Business

Maureen Miller – Discussed purchasing a large flat screen TV and laptop and digital camera from the dues raffle money. Maureen will shop and purchase TV and camera. The laptop has been delivered to the association office. Cost was \$525.00.

Land Use Committee

Iris Altreche – nothing.

Debbie Shevlin – Security is checking lots; 15 new violations sent out and 11 lots complied from previous violations.

New Business (continued)

Deborah Boyle, CPA from Weseloh & Carney Accounting firm addressed the Board. Reviewed the 2007 Financial Statements.

Recommended obtaining another Capital Reserve Study to determine what is needed in capital reserves.

Need to implement purchase order procedure. Discussion.

MOTION: by Iris Altreche to adjourn the meeting at 12:40p.m. **Second:**

Maureen Miller **VOTE:** All in favor

Respectfully submitted,

Pamela Valenza