

June 16, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday June 16, 2007 at the clubhouse.

Officers Present

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

Members Present

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

Members Suspended

Fred Meier

Others Present

Richard Henry, Attorney
Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:05am.
Called for a review of the May 2007 minutes.

MOTION: by Vinny D'Eusanio to accept the May 2007 minutes.

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

Property Manager's Report

Pam Valenza -

- Memorial Day went well. Bar made a little over last year. Concession made about the same as last year – Approx. \$4000
- State Police were in over Memorial weekend for a domestic dispute.

- A young boy was missing over the weekend, security shut down the gate & he was located within a few hours at a friend's trailer. Property owners were very cooperative in allowing security to look in their cars.
- Security called 911 for a report of a fire, however it was a miscommunication. The electric box by the street was sparking, not inside the trailer.
- The weekend before Memorial Day there was a few reported break-in's. The State Police have some leads.
- A lifeguard saved someone over Memorial Weekend.
- The auditor asked the Board to set a dollar limit for capitalizing assets. Currently at \$1,000.

MOTION: made by Vinny D'Eusanio to adopt a resolution to raise the monetary limit for capitalizing assets to \$1,500. **Second:** Maureen Miller **Vote:** All in favor

Pam Valenza – need to amend the Resolution on payment plans.

MOTION: made by Michael Smith to amend Resolution 2002-01 to state payment plans must be requested before dues are outstanding. **Second:** Jo-Ann Pollack **Vote:** Oppose: Vinny D'Eusanio All others: in favor

Pam Valenza –

- As of June 9th 54 lots are still disconnected for non-payment of dues.
- Have 18 judgments ready to be sent to the lawyer.
- All permanent residents have vacated Trails End. Lot 303's electric was disconnected and they vacated.
- 8 speeding citations issued. 3 contractor violations. 1 unattended fire, 1 disorderly conduct.

Discussion held on contractor fines.

- Campsite Control – 41 new violations, 33 lots complied. 33 lots are being fined.
- Gypsy moth spraying was done at a cost of \$8k.
- Roads are to be tarred & chipped Monday.
- Steps broke on older lifeguard chair, can't find replacement parts. Purchased a smaller chair for \$600.
- Two speed bumps have been installed as requested.

Grievance

Bob Personette –

- Six grievances at the last meeting. Three were found guilty, three not guilty.
- Next meeting is set for June 30th.

Legal Report

Richard Henry –

- Proposal from lot owner of 2405,3303,3638 to pay 8k to bring the lots current. The same lot owner also purchased a fourth lot at the sale, however that lot and two other previously owned lots are paid in full.

- By-Laws are done being reviewed. Ready to be sent out.

President Smith – the By-Laws will go out as read. They have been worked on extensively for a year. (After taking a vote) they will go into effect January 1st, 2008.

Rich Henry –

- Asking the court to have the Fire Brigade defendants to respond to our request. Usually they are given thirty days. If no response they will be subject to sanctions.
- The continuing case of lot#3108, no need to waive the attorney-client privilege.
- Pam Valenza and Michael Smith were set to be disposed on June 14th, however the attorney for the township said he did not want to dispose them without the ruling from the judge regarding access. The argument to be held in front of the judge on June 13th was done as written briefs. As Shohola filed this suit, it was up to their attorney as to whether it was done written or oral. It was decided the morning of June 13th. *Discussion held on Shohola Township's access to Trails End.*

Maureen Miller – Urged the Property Owners to give the office copies of their Township permits.

President Smith – The individual that purchased four lots at tax sale has liens totaling over \$18k on three of those lots. Offered Trails End \$8k to bring all lots current.

Discussion held. Attorney Henry to send letter to the property owner's counsel who is Ron Bugaj stating they must pay in full or all the lots that property owner owns will have their electric disconnected. In addition the property owner's counsel is the Attorney that would collect the fees on the liens. If Ron Bugaj is willing to waive his fees Trails End is in agreement with waiving the attorney's fees.

Break from regular session at 10:25am

Regular session resumed at 10:40am

Treasurer's Report

Artie Deyns – Have 96% dues collection.

The budget should be at approx. 50% as of June 30th (42% actually as of the date of the meeting) and expenses look in line.

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

Property Owners

- Lot #984 – Complained that the paving for wheelchair access at comfort station 6 was not finished. Pam Valenza will look into as the ramps were installed last year. Also stated that he received a letter saying that his dues were not paid but Trails End held his check for six months. The office determined his check was not held for six months. Check was dated April 3rd and deposited April 17th.
- Lot#1211 – when he purchased the lot, the real estate office told him he can rebuild his dilapidated porch. The Township told him he cannot. Feels he was

mislead by the real estate office. Also is concerned about the contradicting information from the Township.

Old Business

Vinny D'Eusanio – stated that a representative from Trails End should attend the Shohola Township meetings.

New Business

Maureen Miller – suggested doing a fundraiser and donating the proceeds to a local charity.

Recreation

Maureen Miller – the calendars will be available by July 1st. The calendar can be viewed on the website.

President Smith –

- Had to resubmit the plans for the new office.
- There are 5 openings for the Board of Directors for the 2008-2010 election. Four of the current Board members are re-running together. *Discussion held on past election procedures.*

MOTION: by Maureen Miller to adjourn meeting at 11:35a.m. **Second:** Iris Altreche
VOTE: All in favor

Respectfully submitted,

Karen Olsen