

August 20, 2005

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting on Saturday, August 20th, 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 9:00am. He then called for a review of the July 16, 2005 minutes.

Fred Meier – stated on page 4 the minutes should state that Bob Personette asked Vinny D'Eusanio what lots he does own whereas Vinny D'Eusanio stated he owns two or three lots.
Bob Personette – on page 4 the minutes should state that he read the response from the former concession employee's attorney.

MOTION: made by Vinny D'Eusanio to accept the minutes of July 16, 2005 with corrections.

Second: Fred Meier **VOTE:** All others in favor

Community Manager's Report

Pam Valenza -

- Concession is ahead less salaries and sales tax as of August 1.
- Bar ahead \$6,000 as of Aug. 1
- Quarterly audit – accountants came in and everything went well.
- There are 20 judgments to file against property owners that owe 2 years dues. The office will do this in-house.
- At 10am two property owners that were banned will be here to speak to the Board.
- Maintenance has sewered eight lots on Aztec that were green areas. Two are sold already. The other eight lots will be sewered in the fall.
- Dump wall is collapsing – will be repaired in the fall.
- Hot patched 153 tons of road to fill in potholes and fix the sides of roads.
- Website – relieved the present website designer of his duties and hired another one.
- Security is having problems communicating amongst themselves. Contacted Dave Hoffman and he will take care of it.

SECURITY

Pam Valenza –

- Many complaints of speeding – property owners are requesting speed bumps. *Discussion held.* Will look into portable speed bumps.
- Three disorderly conducts, one unlicensed driver, one reckless endangerment and two speeding citations were issued.
- Gate Card reader – our reader is becoming obsolete. Obtained two prices and Vector has the best price of \$11,240. *Discussion held on how many cards should be allowed per lot.*
- The lots of 1601 through 1625 are misnumbered by one lot. Lot 1602 is one the map, but there is no deed. Lot 1626 has a deed but is not on the map.

Rich Henry – suggested the property owners do a simple deed change. Another way is to record a section of the map at the courthouse. *Discussion held.* Will see what is recorded on the map at the courthouse.

Pam Valenza – Had an incident involving Don Wall and a contractor. Don Wall had a verbal complaint for the lot the contractor was working on, but security took him there anyway. The property owner did not get a permit to repair steps and railing when it is not required under the UCC. Have been trying to get a schedule of permits from Shohola Township to no avail.

Rich Henry – will send a letter to the Township attorney to request a meeting with officials and will appeal the lot which was involved in the incident with Don Wall.

LEGAL

Rich Henry –

- The case with Bushey vs TEPOA – Attorney Henry suggests filing a motion to have the court rule a command on the case. Either it will go to court or just die.

MOTION: made by John Byrnes to file a command in the court on the Bushey case. **Second:** Stan Perrier **VOTE:** All in favor

Rich Henry – Lot 303/304 declared bankruptcy, but is an alleged permanent resident. Cannot act on the case yet. Will contact the property owner's attorney.

Pam Valenza – Have a letter from a property owner who has a campsite control problem with his shed. All Board members have a copy of the letter. Am forwarding to the attorney to respond.

Fred Meier – Asked the attorney if Vinny D'Eusanio sold his lot and is no longer a property owner, can the Board be held liable?

Rich Henry – Vinny D'Eusanio is a partial owner of lot 5505. Rich Henry read the definition of a member from our by-laws.

President Smith asked Rich Henry if Vinny D'Eusanio was a deeded property owner. Rich Henry responded yes. President Smith then stated this matter is over.

RECREATION

Maureen Miller –

- Two major events left, the Chinese Auction today and the murder mystery dinner on 8/27.
- The carnival is labor day weekend.
- Thanked the volunteers for their help at the Pig Roast.
- It is an adult night tonight. There have only been three or four adult nights all summer.

President Smith – congratulated Maureen on the Talent Show.

GRIEVANCE

President Smith – stated there are some things in the grievance procedures that need to be in the By-Laws.

Bob Personette – Have 2 speeding and one disorderly conduct for grievance on 8/27.

TREASURER'S REPORT

Fred Meier –

- Reviewed budgeted report dated June 30th.
- There will be a Budget meeting 9/3 in the morning.

John Byrnes – asked why the pool expenses were so high.

Pam Valenza – stated that the cost of propane went up and the hot weather burns off the chlorine.

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

Executive session held at 10:30

Regular session resumed at 12:15

John Byrnes – spoke to Bill Weber regarding the letter the Board sent him regarding reimbursement. Mr. Weber gave the UCC book to our former attorney, Trails End's software will be returned, and he will pay \$75.00 for the jacket.

MOTION: made by John Byrnes to accept the terms from Mr. Weber. **Second:** Artie Deyns **Abstain:** Maureen Miller (absent from room) **VOTE:** All others in favor.

OLD BUSINESS

Pam Valenza – A member of the fire brigade informed the office that there is nothing being done as far as maintenance at the fire house.

President Smith – stated the Fire Brigade is deciding to disband. Have to decide what do with the building and the money.

Fred Meier – stated the Fire Brigade members will have a meeting Labor Day weekend to discuss what to do with the equipment.

Pam Valenza – asked if the Fire Brigade would let the swim team collect the money for the aluminum cans.

Pam Valenza – Received a quote for \$1,800 for a smoke-eater for the lounge.

President Smith – will look into it for next year.

NEW BUSINESS

Pam Valenza – Have prices for a modular for the office.

President Smith – the office has outgrown their space and Trails End is in good financial standing.

Pam Valenza – stated the modular would cost \$150,000 at the most. Read off costs associated with the building. Will obtain other bids to see if we can lower the cost.

John Byrnes – asked about a centralized comfort station by the old chapel. Asked about getting a wireless router for the clubhouse for the property owner's to use. Have received comments from property owners that the office is not friendly.

Vinny D'Eusanio – Have no prices on the sewer truck yet.

MOTION: made by Vinny D'Eusanio to close the meeting at 12:55. **Second:** John Byrnes

Vote: All in favor.

Respectfully submitted,

Karen Olsen