

August 19, 2006 Minutes

Shohola Falls Trails End Property Owners Association, Inc. held a Board Meeting on Saturday, August 19, 2006 in the clubhouse at 9:00a.m.

Officers Present

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

Members Present

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

Members Suspended

Fred Meier

Others Present

Pam Valenza –Property Mgr.
Rich Henry – Association attorney

President Smith called the meeting to order at 9:10a.m. Asked for a motion to approve the June minutes.

MOTION: by Vinny D'Eusanio to accept the June 17th minutes. **Second:** Wendy Purdy

VOTE: All in favor

Property Manager's Report

Pam Valenza –

- Well 4 – had sent all board members an e-mail regarding the filters in well 4 or spoke to board members. Do not need to rip apart the building to replace the filters. Can replace the 2 large filters with 4 smaller filters at a cost of \$15 – 18,000 to replace all 4 filters and \$8-10,00 to install them for a total high cost of \$28,000. D.E.P. needs to be involved throughout the process so it will be lengthy. The money will have to come from capital reserves.

MOTION: made by Vinny D'Eusanio to replace the filters for Well 4. **Second:** Artie Deyns **Vote:** All in favor

Pam Valenza –

- 15 judgments were sent to the attorney to be filed for non-payment of 2005-2006 dues.
- All payment plans are current except one which has been disconnected.
- Liquor license renewal has been received.
- D.E.P. was in to inspect the pools. Received a good report except for a rock in the pool and a loose handrail and ladder. Also need to record PH levels.
- Vandalism – many reports recently at the chapel, Comfort Stations and the soda machine in front of the clubhouse.
- Security - 21 speeding citations were issued, 2 fireworks, 1 warning for a BB gun, 1 unattended fire, 1 circumventing electric

President Smith – wants to keep property owners who have not paid dues from driving on our roads. It is in our by-laws.

Vinny D'Eusanio – will ask attorney about access to lots for unpaid members.

Pam Valenza –

- Security continued - 6 break-ins reported, one complaint of a contractor stealing items from a trailer, a car window was broken.
- Electrical fire on lot 3911, took Shohola Township 12 minutes to respond to the scene. Trailer was not lost.
- An elderly man was reported lost, found 2 hours later. A child was reported missing but was found.
- A car flipped over and caught fire on Walnut – speeding was involved.
- Our insurance co. wants Trails End to incorporate a modified duty policy for Workers Comp. It states Trails End would do our best to help accommodate a person who was hurt on the job. *Discussion held. Board agreed if the person comes back and performs another job that person would receive the compensation normally paid for that position.*

MOTION: made by Iris Altreche to accept the modified duty policy. **Second:** Bob Personette **Vote:** All in favor

Pam Valenza –

- The depositions for the lawsuit pending against Trails End were postponed until September. Forwarded all evidence to the lawyer.
- TC Lloyd was in doing unbudgeted tree trimming. Due to high winds electric was going out and TC Lloyd had to make emergency calls,
- Had an incident with a contractor defying a stop work order. He was replacing a roof on a trailer with no permit.

President Smith – Had a property owner complain about a contractor doing work with no permit. Security gave him a stop work order in which he replied “You can’t make me stop”. Contractor told us he had verbal permission to fix the roof. Feels this contractor should be fined.

Discussion held on Township and contractors.

Rich Henry – stated any new or amended ordinances should be posted by the Township. The Township’s ordinances contradict each other. Can use the ordinances in court. Also suggested that Trails End ask the judge what our rights are and the duties of Township. Trails End can file an appeal in court for a new ordinance put in place by the Township.

MOTION: made by Artie Deyns to authorize Rich Henry to file a declaratory judgment action against Shohola Township. **Second:** Maureen Miller **Vote:** All in favor

Rich Henry – stated the contractor who was in violation can be cited as a property owner also since he owns in Trails End.

Pam Valenza –

- Our garbage contractor was charging us a fuel surcharge in addition to an environmental charge. They have reduced the fuel charge and exempted the environmental charge. Will save approx. 5% off the total bill.
- Roads are in need of repair, however our mason dump broke down twice and then the roller broke down. Roads will be done as soon as possible.

President Smith – The maintenance supervisor wants a diesel truck to replace the mason truck which is more money but will last much longer with less maintenance.

Property Owners

Lot 3212 – suggested a laundry service in the firehouse building.

President Smith – stated it was looked into a while ago, however our treatment plant cannot handle the volume.

Lot 5211 – expressed her concern about not having a firehouse. Feels the Township takes too long.

Lot 3708 – stated the Fire Brigade should be in operation, have insurance.

Lot 5843 – Feels there are too many adult nights.

President Smith – suggested having all family nights, with adults only on the dance floor at times.

Lot 2114 – concerned about the gulleys in front and across from his property.

Lot 984 – Wanted to thank the Maintenance Supervisor for coming in after hours to fix his electric box.

Lot 1710 – concerned about break-in's. Security not patrolling. Suggested searching contractors as they leave Trails End. Feels the merry-go-round is dangerous and needs to be removed. Lot 1711's trash was moved onto her property.

Lot 2601 – Shed was broken into \$3,000.00 worth of items missing.

Lot 3112/3113 – On July 8th there was a power surge and lost appliances. Electric box is too low. Water run-off eroding property.

Pamela Valenza – stated to bring in receipts for the appliances to submit to insurance co. and maintenance will lift electric box.

President Smith – asked the property owners to please vote on the By-Laws.

Lot 2945 – asked if the Board approved eating at the pool.

President Smith – stated it should be drinking but no eating at the pool.

Legal

Rich Henry –

- Complaints are done to recoup money from the Fire Brigade.
- Statutory liens filed for unpaid 2005 – 2006 dues.
- Had a few real estate transactions.
- Will have a draft on the Township issue before Labor Day.
- Can appeal ordinance 58.

President Smith – asked the attorney about not allowing property owner(s) owing dues vehicular access to lot.

Rich Henry – It states in the By-Laws that vehicular access to the lot is denied for property owner(s) owing dues.

Executive session held at 11:50

Regular session resumed at 12:50

Grievance

Bob Personette – had two speeding appeals – one was fined; the other received a warning.

President Smith – stated citations will be sent to the property owner and contractor performing work with no permit.

Campsite Control

Bob Personette – Have a list from Maria Clayton of people who will volunteer checking lots for violations in addition to Security.

Treasurer's Report

Artie Deysn – Have a budget meeting today.

Pam Valenza – checked into alternate heating for the pool – heat pumps are not made for the size of our pool. Solar panels are placed on the ground and have concerns about vandalism and space. The cost to heat the pool Memorial Day and in June was \$6,000.

MOTION: made by Vinny D'Eusanio to purchase a Mason Dump to replace the current one with money to be taken from Capital Reserves. Difference will be placed back into Capital Reserves. **Second:** Iris Altreche **Vote:** All in favor

MOTION: by Wendy Purdy to pay all bills. **Second:** Jo-Ann Pollack **VOTE:** All in favor

President Smith – need motion to approve the extra gate key policy and include an annual fee of \$25.00.

MOTION: made by Mark Christie to approve the extra gate key policy. **Second:** Maureen Miller **Abstain:** Iris Altreche **Oppose:** Vinny D'Eusanio **Vote:** All others in favor. *Motion passed.*

Recreation

Maureen Miller – need Board member volunteers for Labor Day weekend.

Old Business

President Smith –

- By-Law meeting 9am in the clubhouse next Saturday.
- Contractor looked at the fire brigade building – needs too much work to bring up to code. Suggests the fitness center go in the old office space when the new office building is built.

Maureen Miller – Bids for the modular office building all came back around 200k. Will get prices for stick built.

MOTION: made by Vinny D'Eusanio to increase the approved original cost of the office building 50k maximum. **Second:** Artie Deyns **Vote:** All in favor

New Business

Pam Valenza – need a safety committee organized.

Vinny D'Eusanio – stated the front area needs cleaning up.

President Smith – need to enforce the littering fine.

Mark Christie – suggested using the teens in action fund to pay kids to pick up litter.

MOTION: made by Iris Altreche to adjourn meeting at 1:45p.m. **Second:** Wendy Purdy
VOTE: All in favor

Respectfully submitted,

Karen Olsen