

January 20, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting at the clubhouse on January 20, 2007.

Officers Present

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

Members Present

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

Members Suspended

Fred Meier

Others Present

Pam Valenza - Community Manager
Richard Henry - Attorney

President Smith called the meeting to order at 10:05a.m. Asked for a motion to approve the December minutes.

Vinny D'Eusanio – stated the Motion requesting the refund of \$5,000 from Ron Bugaj should include the missed meetings.

MOTION: by Mark Christie to accept the December 2007 minutes.

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

Community Manager's Report

Pam Valenza –

- Have collected \$558k for 2007 dues. At the same time last year \$501k was collected.
- Purchased four \$100k repo agreements.

- Redeemed a Cap CD to reimburse the POA.
- Accountants began the audit at their end, will be here next week.
- Met with the insurance agent – budget projection was good. Workers Comp may be increased 30% because of one employee’s ongoing claim. That was not budgeted for.
- Well 4 job is complete and has been tested.
- Mailed 8 letters to suspected permanent residents. May have two more. One responded.
- State Police were on property looking for a renter.

Discussion held regarding issuing cards for registered renters.

Jo-Ann Pollack – suggested security keeps a separate book for passes for renters.

Pam Valenza –

- Security – 1 break-in, 1 citation for no tree permit. Had a lot owner complain that his neighbor cut down trees on his lot; removed his fence and left tire ruts in his yard – neighbor sent citations and wants to grieve them.
- DEP was here on Thursday – still have a problem with infiltration. Need to work on sewer problems.
- New office – no permits yet, contractor needs more information to apply for them.
- Lighting – 57 lots with lights left on outside, 9 had lights on inside & outside, 11 had lights inside only.

Discussion held on lighting ordinance. Office will come up with policy and fine schedule for Board to review.

Pam Valenza –

- Campsite Control – 1 letter for Plexiglas violation, 9 holds for the spring.

Legal

Rich Henry –

- Have two pending deedbacks
- One statutory lien to be filed for a property owner that bought 4 lots at tax sale and owes \$20k.
- Fire Brigade – filed a 10 day letter to Meier’s attorney. Meier offered ½ the money back and to be released from the lawsuit.

President Smith – went around the table and asked opinions from the Board members. Majority vote was for all the money to be paid back.

Rich Henry –

- Arbitration is next – stated that Trails End might end up spending more than the \$3,800.00. *Discussion held on the \$3,800.00. Attorney will request the money plus attorney fees.*
- Gave the Township dates for discovery.
- Reviewed the proposed By-Law changes.

- Two outstanding quiet titles – cannot get service. Will place notices in newspaper then proceed.
- Sent a second request for the refund of the \$500.00 zoning appeal fee from the Township. No response as of yet.

President Smith – there is a law stating that it is illegal for the Township to charge a non-refundable appeal fee.

Maureen Miller – the Township sent a property owner a violation letter and stated there is a \$600 non-refundable fee to appeal.

2006 Committees

- Grievance – Bob Personette, Iris Altreche
- Recreation – Wendy Purdy, Maureen Miller
- Bar/Concession – Vinny D’Eusanio, Wendy Purdy
- Sewer/Long Range – Mark Christie, Jo-Ann Pollack
- Entertainment – Wendy Purdy, Maureen Miller, Artie Deyns
- By-Laws/Covenants – Maureen Miller, Jo-Ann Pollack
- Maintenance – Michael Smith, Vinny D’Eusanio
- Security – Vinny D’Eusanio, Artie Deyns
- Contracts – Vinny D’Eusanio, Michael Smith
- Land Use – Jo-Ann Pollack, Artie Deyns

Maureen Miller – thanked Cathy Smith for all her work with the By-Laws.

MOTION: made by Vinny D’Eusanio to designate Wayne, Wachovia, Honesdale National, Hudson United, Citizens, and Dime Banks as Trails End’s Financial Institutions. **Second:** Wendy Purdy **Vote:** All in favor

Pam Valenza – stated Gary Decker is now in the debris removal business – will inquire about costs.

President Smith – stated Trails End might need to hire an individual to oversee Campsite Control.

Break from regular session at 11:35am
 Regular session resumed at 12:00pm

Attorney Henry verbally administered the Oath of Office to Board Members. All Board members will sign the written oath of office and keep on file at the office.

President Smith – stated he will try to have agendas for each Board meeting.

MOTION: made by Vinny D’Eusanio to adopt the Rules and Regulations for 2007.
Second: Wendy Purdy **Vote:** All in favor

By-laws

President Smith – asked the Board to take home the By-Laws, proof read and return in a timely manner any changes.

Rich Henry – reviewed with the Board possible changes and will make a list of items to be further reviewed.

Old Business

Nothing at this time

New Business

Nothing at this time

Treasurer's Report

Artie Deyns – Reviewed the financial statements for December.

MOTION: made by Vinny D'Eusanio to take the money from the two Fire Brigade accounts and place into the general fund back to the POA.

Second: Artie Deyns **Vote:** All in favor

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

Executive session held at 12:40pm
Regular session resumed at 1:00pm

President Smith – stated that Trails End is picking certain lots to defend against Shohola Township.

MOTION: made by Artie Deyns to authorize Richard Henry to represent lot #4928 with violation appeal against Shohola Township. **Second:** Wendy Purdy **Vote:** All in favor

MOTION: by Vinny D'Eusanio to adjourn meeting at 1:05p.m.

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

Respectfully submitted,

Karen Olsen