

August 18, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday August 18, 2007 at the clubhouse.

Officers Present

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

Members Present

Iris Altreche
Mark Christie
Robert Personette
Wendy Purdy

Officers Absent

President - Mike Smith

Members Absent

Vinny D'Eusanio

Others Present

Pam Valenza, Property Mgr.

Vice President Miller called the meeting to order at 9:15am.
Called for a review of the July 2007 minutes.

MOTION: by Jo-Ann Pollack to accept the July 2007 minutes.

Second: Artie Deyns **VOTE: Abstain:** Wendy Purdy (not present July meeting) **For:**
All others in favor. *Motion passed.*

Property Manager's Report

Pam Valenza –

- Mike Smith is absent due to a death in the family. Vinny D'Eusanio is absent due to flight delays due to the bad weather.

- Security – less reported speeding since additional vehicle has been in. 6 break-ins reported in July – security has an ongoing investigation. BB gun holes found in a trailer. Back window in a car was smashed out. Graffiti found on the outside of comfort station 2 last night. 19 citations were issued in July – 4 speeding, 4 reckless endangerment, 6 disorderly conduct, 3 underage drinking, 1 trash violation and 1 trespassing violation.
- Concession – breaking even as of yesterday.

Mark Christie – asked about the camera at the compactors.

Pam Valenza – stated that the cable company is removing the equipment at the area next to Well 4 on Pequest. TC Lloyd has to come in to disconnect the electric to the building & equipment first. When that is done, the cable company will install the cable wire for no charge. One camera is operating now.

- Bar – is ahead as of last night by \$4,400.00. Asked the Board’s opinion on having a New Year Eve party. *Discussion held.* Board agreed to have the New Year’s Eve party. Will start advertising for the party & get tickets printed.
- Dues – 46 lots still owe current dues. 5 of those are partial dues. 12 lots were set up on payment plans, 4 of which defaulted and have been disconnected. 72 lots owe 3 or more years in dues.

Mark Christie – asked what Trails End is doing about abandoned vehicles.

Pam Valenza – stated that she recently found a company that will remove the cars. Will ask the Attorney about legalities. We have a resolution for abandoned trailers that should also covers abandoned vehicles. Will confirm and proceed from there.

- There are only five open seats for the 2008-2010 Board of Directors. Since there were only five applicants, should there still be a meet the candidates meeting? *Discussion held.* Board in agreement to cancel the meet the candidates meeting. The candidates are: Artie Deyns, Bob Personette, Mike Smith, Vinny D’Eusano and Debbie Shevlin.
- DEP was here in July to inspect the pools. They were in compliance, Trails End needed to fax them the lab reports.
- Clean-up weekend went well. 45 lots participated.
- Campsite Control – 15 lots were sent first letters; 22 lots sent second letters for violations and 20 violations from previous letters were corrected.
- Received a letter from lot owner of 3237/3238 requesting that something be done about the flooding on their lot. The lot is the lowest point of a swampy area. Asked the Board for direction on how to resolve the matter. Dale Snyder is not sure on how to resolve it. Should we hire an engineer? *Discussion held.*

MOTION: by Mark Christie to obtain a professional opinion on resolving the flood problem on Navajo. **Second:** Wendy Purdy **Vote:** All in favor

Pam Valenza –

- By-Laws are at the printer and will be ready to mail out within a few weeks.
- Lot 5717’s appeal for a 10x9 access deck was denied by the Township Zoning Board. The next step would be to appeal to the Pike County Court.

MOTION: by Wendy Purdy to appeal lot 5717's permit denial for a 10x9 access deck to the Pike County Court. **Second:** Artie Deyns **Vote:** All in favor

Pam Valenza – Attorney sent Stone Mountain Homes a letter breaking the contract with the builder on August 8th. No response as of yet.

Treasurer's Report

Artie Deyns – At 100% dues collection as of July 31st. Electric below budget. Vehicle maintenance is high.

Pam Valenza – replaced the shanks and teeth on the backhoe's with heavy duty ones. The old ones kept breaking and the cost to replace them individually was \$500 per shank; both backhoes cost \$1830.

Artie Deyns – budget meeting went well. A few items on the wish list for 2008 is replacing the bingo machine, re-doing the teen center, pool awnings and pool furniture. Preliminary increase is \$57 which will be cut down. Next meeting is scheduled for August 25th at 10:30am.

MOTION: by Wendy Purdy to pay all bills. **Second:** Maureen Miller **VOTE:** All in favor.

Grievance

Bob Personette – Had 5 grievances at the last meeting, 4 were found guilty and one was not. One property owner will be coming to the Board meeting next month.

Recreation

Maureen Miller – the one and only fundraiser is today in the clubhouse. The Chinese Auction has some great gifts to bid on. The Murder Mystery dinner is next weekend and will be sold out by the end of this weekend.

Old Business

Wendy Purdy – Trails End will host the Swim Team Championships next year.

Property Owners

Lot #642 – stated that at the July meeting he was talking about decorative lights being on all the time not security lights.

Lot#3824 – asked why people are allowed on payment plans.

Maureen Miller – stated that there was problems with payment plans in the past, however now people cannot go on them after April 30th.

Pam Valenza – stated that property owners can only go on a payment plan one time.

Lot #3814 – there has been numerous problems with the water going out this year.

Suggested that a maintenance man work at night.

Maureen Miller – will discuss having maintenance here at night with the entire Board.

Lot#1504 – suggested a power generator to back up the wells instead of maintenance here at night.

Lot #642 – asked why the Board is building a new office building and a fitness center. Mark Christie – stated the office is outgrowing the current space. There is no more room for storage and there are files on the floor. The fitness center will go into the old office when the new one is built.

Lot#642 – asked why Trails End will be renting the fitness equipment instead of purchasing it or asking for donations. Wendy Purdy – stated that leasing will save money since we can return them nine months out of the year.

Lot #3231 – suggested the recreation money left over at the end of the year be out aside for the teen center makeover. Maureen Miller – stated that at the budget meeting there was discussion about re-doing the teen center.

Lot#1504 – stated he supports the Board’s decision on making a fitness center.

Legal

Pam Valenza – Spoke with Rich Henry yesterday and it is status quo on everything. 16 Judgments were filed on property owners owing 2006 and 2007 dues.

New Business

Pam Valenza – stated that the office parking spaces now have a sign indicating they are handicap spaces after 6pm.

Maureen Miller – the chapel has been collecting donations for the American Legion as well. The annual meeting will be held on September 16th in the clubhouse.

MOTION: by Iris Altreche to adjourn meeting at 10:35am.

Second: Jo-Ann Pollack **VOTE:** All in favor

Respectfully submitted,
Karen Olsen