

October 16, 2010

Shohola Falls Trails End Property Owners Association held a Board of Director's meeting on Saturday October 16, 2010 in the association office.

**ROLL CALL:**

**Officers Present:**

President - Mike Smith  
Secretary - Wendy Purdy  
Treasurer - Artie Deyns

**Officers Absent:**

Vice President – Mark Christie

**Members Present:**

Iris Altreche  
Vinny D'Eusanio  
Maureen Miller – via phone  
Robert Personette  
JoAnn Pollack  
Debbie Shevlin

**Others Present:**

Pam Valenza, Property Mgr.  
Richard Henry, Attorney

President Smith called the meeting to order at 9:10a.m. Asked for a motion to accept September 2010's minutes.

Corrections: Wendy Purdy – page 3 –“children” should read “teens” have entertainment in the teen center on adult nights.

**MOTION:** by Wendy Purdy to accept the September 2010 minutes with the above correction. **Second:** Debbie Shevlin **VOTE:** All in favor

**Property Manager's Report**

Pam Valenza -

- Due to new motions regarding the dump area last meeting the Rules and Regulations must be updated and adopted. Copies of current and proposed

- regulations for Permits Required, Garbage Regulations and Contractor Regulations are in all Board members' folders - Board will review.
- Dues – all individual payment plans are now paid in full. There were no defaults in October. There are 50 lots that owe 1 yr of dues, 18 lots owe less than 1 yr, 15 lots owe 2 yrs, 14 lots owe 3 yrs., and 22 lots owe 3 yrs. plus, 23 lots owe \$10-\$20k; 12 lots owe \$20-\$28k.
  - Discussion on above lots – sending letter to the first 68 lots from Attorney Henry to begin collections; will search for the good addresses for the lots that owe \$10k and up.
  - **MOTION:** by Wendy Purdy to adopt a resolution for the 2011 dues billing as presented. **Second:** JoAnn Pollack **VOTE:** Abstain: Maureen Miller (does not have billing) Approve: All others Motion *passed*.
  - **MOTION:** by Mike Smith to sell T.E. Land Co. lot 320 for \$2200. **Second:** Debbie Shevlin **VOTE:** All in favor
  - Shohola Twp. Zoning Officer Bob DeLorenzo attended meeting to discuss proposed regulating of parking pads and storm water management. Proposal is to not count an open deck (no plywood – must be decking boards) as lot coverage or part of the 760 sq.ft. density. There would still only be 1 RV, 1 shed, 1 deck. Maximum sizes of those structures would remain the same. Enclosed porches will count. In exchange the township would like to work with TE to regulate the size of a parking area on a lot. If the RV is 400 sq. ft, and deck 320 sq. ft, that leaves 80 sq. ft for a shed and/ or platform. The sub-base compacts down and is impervious. The open decks would not be counted as rain can go through them. The impervious ground creates storm water run off and drainage problems. Parking pad would be 500 sq. ft. (enough for 2 vehicles) and TE would regulate through the permit system. Act 167 is proposed in Pike County right now dealing with storm water management. Board agreed to work with the township on this issue.
  - Lot 1709/10 – mandatory meeting with Board of Directors due to 3 disorderly conduct citations issued. Property Owner failed to abide by TE rules and refused to have her minor children leave on a posted Adult Night at the clubhouse. Board agreed to reduce the 3 citations to one citation. Fine due within 30 days, letter will be sent.
  - Annual Meeting was held Sunday Sept. 19<sup>th</sup>, 2010. Went well. 14 lots attended. Annual Budget Meeting is tomorrow.
  - 2011 Budget Mailing sent out Oct. 7<sup>th</sup>.
  - Well 4 on Paupack – motor hit by lightning, \$4900 to replace. Filed a claim with insurance company and received \$2400 as our deductible is \$2500.
  - Shohola Twp. Fire Dept. here on Sept. 24<sup>th</sup> as the heat sensor was going off in the bar. The temperature went up and the air conditioning was down and the ice machine throws off too much heat. Chief Don Wall said TE will be fined \$1000 if there is another false alarm. The ice machine is unplugged. President Smith suggested putting in a thermostat controlled exhaust fan.
  - Proposal for a new golf cart sticker – it would be approximately 5x7 inches and numbered. TE would be imprinted them and the right side of the sticker would be

removable with the last 2 digits of the current year which would have to be updated annually. Board agreed.

### **LEGAL**

Richard Henry –

- Has the deed for Lot 320 – needs signatures for closing.
- Reviewed the disorderly conduct citations for lot 1709/10.
- Will assist TE office with collection letter and judgments as well as searching for correct addresses.
- Lot 1008 – PO purchased this lot from Remax (private sale) and claims they were not aware it was not able to be sewerred. Board agreed to sell Lot 4056 to PO of 1008 for \$4k provided dues are paid in full for 1008; PO assumes cost to green lot 1008 and costs to move trailer and permits. Remax will not receive commission for Lot 4056. Bob Personette will present offer to lot 1008.

Executive Session held.

Regular meeting resumed.

### **TREASURER'S REPORT**

Artie Deyns –

Have the new monthly report from the new accounting software (TOPS). The monthly budget report will have additional changes made. Review of monthly report. **MOTION:** by JoAnn Pollack to pay all bills. **Second:** Wendy Purdy **VOTE:** All in favor

### **RULES ENFORCEMENT**

Bob Personette –

Only one grievance is being carried over until next year which is very good.

President Smith thanked the Grievance Committee for their diligence with speeding fines.

### **SECURITY**

Pam Valenza –

No Break-ins reported, all seems to be going well.

Bar rules must be reviewed and enforced for next season.

### **RECREATION**

Maureen Miller –

Halloween Party went well. Betty Miller and Michele Murphy volunteered and ran the event. Maintenance did a great job decorating.

Next year the chaperone tickets will cost as well as the children's tickets.

Board agreed the clubhouse is closed for the winter season due to costs.

## LAND USE

Iris Altreche –

Gave a list of propane tank violations to the office. Other violations and compliances are being done.

## OLD BUSINESS

President Smith –

- Quarter dues lots – would like to place a moratorium on lots at 1.25% dues structure as of January 1, 2011. Discussion held. Will be brought up at the next Board meeting.
- Restrictive Covenants – have to start re-doing. It will take time but it must be started. Maureen Miller asked for help with chairing the committee.

## NEW BUSINESS

- As Board Secretary Wendy Purdy cast a single vote for the election (or re-election) of Robert Personette, Michael Smith, Vinny D'Eusanio, Artie Deyns and Deborah Shevlin to the Board of Directors for the 2011 – 2013 term.
- President Smith – work done by maintenance employees at Lot 5014 will be monetarily satisfied within 30 days. The cost is to be determined by the property manager.
- Wendy Purdy – Would like the refuse area open for leaf removal Saturday and Sundays through October.
- President Smith – would like the Board to consider allowing property owners to use the parking area next to the old firehouse to park/store boats and/or RV's during the winter months for a fee. A waiver would have to be signed by the property owner Trails End is not responsible for the boat/RV in any way and the boats/RV's must be removed by April 1<sup>st</sup>. It would be on a first come first served basis. Will discuss at the next Board meeting.
- **MOTION:** by Debbie Shevlin to adopt Contractors regulations with new dump and permit regulations. **Second:** Mike Smith **VOTE:** All in favor

**MOTION:** by Wendy Purdy to adjourn meeting. **Second:** Vinny D'Eusanio **VOTE:** All in favor

Respectfully submitted,

Pam Valenza