

January 16, 2010

Shohola Falls Trails End POA held a Board of Director's meeting at the office building at 9:00a.m.

Roll Call:

Officers Present

President - Mike Smith
Vice President - Mark Christie
Treasurer - Artie Deyns
Secretary - Wendy Purdy

Members Present

Iris Altreche
Maureen Miller – via telephone
Robert Personette
JoAnn Pollack
Debbie Shevlin

Members Absent

Vinny D'Eusanio

Others Present

Pam Valenza, Property Mgr.
Rich Henry, Attorney

President Smith called the meeting to order at 10:05am. He asked for a Motion to approve the December minutes.

MOTION: by Wendy Purdy to approve the December 2009 minutes. **Second:**

VOTE: Abstain: Iris Altreche (absent from December Meeting). All others in favor. *Motion passed.*

Legal

Rich Henry – have copies of the settlement stipulation with Shohola Township regarding decks. It should be approved by the Courts soon. The Township requires Trails End to do a lot inventory mailing. There will an Amendment of the Ordinance(s) allowing decks. All other suits with the Township will be withdrawn.

President Smith – The Township asked for the lot inventory mailing, a clip for the electric boxes, and Trails End to have their own code enforcer.

Rich Henry –

- Fire Brigade hearing is a week from next Tuesday.
- Dues suits will be held February 4th.

Property Manager's Report

Pam Valenza –

- As of January 14th, collected \$478k for 2010 dues. In 2008 we collected \$615k, in 2009 we collected \$540k.
- Purchased two repo's to come due in October & November.
- 35 letters were mailed out to Property Owners owing a balance of 2009 dues.
- Auditors were here two days, and will come back.
- Insurance renews February 1st. Our current company proposed \$79k for all coverage.

MOTION: made by Mike Smith to approve the insurance renewal at \$79k.

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

Pam Valenza –

- The clubhouse is painted, will do the kitchen next.
- The tiles in the lounge area are peeling up and are dangerous. Received two quotes one for \$4,266 and the other for \$3,178 for commercial grade tiles. *Discussion held.*

President Smith – suggested a floating floor. (Will get prices)

Pam Valenza – heating system; propane vs. electric. *Discussion held.*

MOTION: made by Mark Christie to approve the proposal from Tulyea for an electric heating system with the money to come from Act 180.

Second: Debbie Shevlin **VOTE:** all in favor

Pam Valenza –

- There were six permanent resident letters sent out, the numbers at the gate are decreasing, which means they are complying.
- Sent a letter to the neighbors of lot 4625 with no response.
- Well 2 has a pinhole sized leak in it. The tank is over 30 years old and needs to be replaced.

MOTION: made by Mike Smith to replace the tank and the cost of a crane to remove the roof.

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

Executive session held at 10:55am

Regular session resumed at 11:35am

MOTION: made by Mike Smith to accept payment of 2008, 2009 & 2010 dues and the court costs from lot 636. Will waive all other fines/fees.

Second: Mark Christie **VOTE:** All in favor

MOTION: made by Mike Smith for lot 4540 fines to stand as well as an additional \$25 be added for the cost of new gate cards.

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

President Smith –

- Send lot # 4540 the rules for contractors as well.
- Reviewed the dates and times of the meetings for 2010.
- There is an election this year for 2011-2013, five seats are open.
- Reviewed the inventory letter that will be mailed out to all property owners.

MOTION: made by Mike Smith to send a self-addressed stamped envelope with the inventory letter, which will be approved by the attorney.

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

President Smith – stated the Board members need to fill out their mileage sheets, the Confidentiality agreement, and the resident verification.

Treasurer's Report

Artie Deyns – reviewed monthly budget reports.

MOTION: by Wendy Purdy to pay all bills. **Second:** Mike Smith

VOTE: All in favor

President Smith – Haven't had time to get pictures of the 25 passenger van. Will try to e-mail them and get a phone vote.

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.

Grievance

Bob Personette – no meetings until spring.

Old Business

Mike Smith – Fitness center needs rearranging.

Security

Mark Christie – nothing at this time. Did not receive the reports in time for the meeting.

Recreation

Maureen Miller – nothing at this time.

Wendy Purdy – had to cancel New Years Eve due to the weather.

MOTION: by Jo-Ann Pollack to adjourn the meeting at 12:15pm.

Second: Iris Altreche **VOTE:** All in favor

Respectfully submitted,
Karen Olsen

Outstanding Items

- 180 Day Resolution