

## **April 8, 2006 Board Meeting**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors Meeting at the clubhouse at 9:00a.m.

### **Officers Present**

Mike Smith - President  
Artie Deyns - Treasurer  
Maureen Miler - Secretary

### **Officers Absent**

Jo-Ann Pollack - Vice President

### **Members Present**

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

### **Members Absent**

Fred Meier - Suspended

### **Others Present**

Pam Valenza - Property Manager  
Richard Henry – Attorney

President Smith called the meeting to order at 9:00a.m. Called for a motion on the January 2006 minutes.

Vinny D'Eusanio – Bottom of page 3 – it reads security is still escorting the Shohola Township zoning officer – security is not escorting the zoning officer; they are following the officer after he arrives. We are not detaining the zoning officer or interfering with his business.

**MOTION:** by Vinny D'Eusanio to approve the January 2006 minutes with above correction. **Second:** Wendy Purdy **VOTE:** All in favor (*Iris Altreche not present for motion*)

## **LEGAL**

Rich Henry –

- Lots 303/304 – property owner went through bankruptcy – had to discharge the obligations owed prior to June 2005. Had filed a permanent residency case against this lot but due to the bankruptcy have to file again. According to lot 303's attorney the property owner is ready to relocate but according to the records the property owner is near the 180-day mark.
- Lot 3108 – No further action on this case either. Trails End's insurance attorney is handling this issue.
- Shohola Township – George Fluhr, Mike Smith, Attorney Henry and Attorney Abrahamsen met on March 23<sup>rd</sup>. Very difficult to get the township to indicate just what their specific problem is. The township is irritated our security is following the zoning officer. The township wants Trails End to pursue illegal decks the same as we did illegal permanent residents. The township is going to pursue violations of continuous roofovers. Trails End has to compile an inventory of lots by condition/violation. Decks were discussed. The township does not want us to have decks or lights outside the decks. The association can file a declaratory judgment and let a judge decide permits, access, and decks.
- Attorney Henry was asked if we could file in federal court first. Has to be a federal question to get into federal court. We must exhaust state remedies first.
- Plexiglas was discussed. Maureen Miller – what if someone from Florida doesn't come up for the year – is the township telling us we have to make that person hire someone to remove the Plexiglas? Attorney Henry responded the township wants us to enforce the Plexiglas regulation no matter what.
- President Smith – Trails End has been battling with the Township for years; will most likely have to go to court. Would like to hire a specialty lawyer – a code enforcement lawyer to assist Rich Henry.
- Attorney Henry said we should categorize all lots/trailers. They may fall into 3 or 4 different categories depending on condition and scope of improvements. Will need a committee to do it.
- Pam Valenza suggested pulling the inventory sheets filled out in 1992 by property owners to see what was grandfathered then.
- Attorney Henry initiated one action of potential interception of Trails End Funds by summons filed in the Pike County Court of Common Pleas. Subpoenas have been issued to three banks; one has responded already.
- Lot – 4614/4615 – Release has been signed by William Weber and it is notarized and monies owed have been paid in full. Rich Henry will forward check.

## **PROPERTY MANAGER'S REPORT**

Pam Valenza –

- Dues Collection – doing very well. Have collected 2/3 of the budget and will collect more through the end of May. Have purchased 7 repo agreements in increments of \$100,000 to come due July through December.
- Gate Card Reader – have started issuing new cards to property owners. New system should be ready to go April 17<sup>th</sup>. Had to purchase a new computer at the gatehouse at a cost of \$980, which includes a back up system. The old computer was running on Windows 95.
- Audit – all board members have a copy of the draft of the financial statement for 2005. We have approx. \$64,000 in excess income. Asked board members to review the statement and respond as soon as possible so the final draft can be done.
- Spring Mailing – will go out in May. If anyone has any suggestions or input please advise as soon as possible.
- Pool Fence – the fence between the gameroom parking lot and the upper pool was damaged by a heavy windstorm. Several 4x4 posts snapped. Submitted the claim to our insurance company. The cost to replace the fence is \$3700.00. Our insurance company will pay \$1,000. The fence company started working on the fence this past week; it will be completed next week.
- Compactor Fence – would like to replace the fence around the compactors with the same fencing as is in front of maintenance. Cost is approx. \$5700 for 8' high fence (for the fence company to install) which is 2 ft higher than the fence that is there now. \$3700 to replace it with 6' high fence. Board members agreed by majority to replace the compactor fence with 8' high fence to stay uniform with the maintenance fence.
- Trails End's insurance policies renewed Feb. 1<sup>st</sup>. All Board members have a summary of the premiums of what each policy costs as compared to 2005's. The costs went up 3% this year.
- Dump retaining wall – after getting specific measurements the cost came to \$12,500 for precast concrete blocks. Board agreed via e-mail. Wall should be completed within a few weeks after the company receives the deposit.
- Our application for assistance in spraying for gypsy moths was turned down due to we do not have an infestation problem and you had to have a certain percentage of forestry. Trails End will be spraying in May/June depending on weather.
- Pike County Conservation was here due to an anonymous complaint. They are an extension of DEP. They wanted the run off from Oak stopped by correcting the ditch on the side of Oak Lane. It has been repaired. Pheasant Lane will have to have culverts placed down the left side this spring to stop the roads below it from washing out. Along with this, Dale Snyder and I will be attending a program on stormwater management being given thru CAI at Hemlock Farms. It is April 22<sup>nd</sup> and cost \$25.00 per person.

- Swim Team – due to what occurred with the fire brigade, the accountant has recommended that the Swim Team checking account still require 2 signatures, but Pam Valenza must sign as one of them.
- Comfort stations – the shower floors walls are finally getting re-done in 3, 7, 8 and 6.
- Security – Jan, Feb. & March: 3 speeding citations issued; 8 break-ins reported (3 in January, 5 in March) one citation for riding an ATV
- Had a mild winter - not much snow; Pike County has established a burn ban through May 14<sup>th</sup>.

**MOTION:** by Vinny D'Eusanio to re-open the approval of the January 2006 minutes.

**Second:** Mark Christie

Discussion. Fred Meier was noted on the minutes as being absent for the January meeting. The Board did not hear from Fred Meier as to why he missed the January meeting. Fred Meier was mailed the letter of suspension from the Board after the January meeting. There was no response from Fred Meier.

Discussion with property owner of lot 2909 ensued regarding suspension of Mr. Meier and the Fire Brigade.

President Smith read letter from Shohola Township Supervisors (attached to minutes) regarding the Fire Brigade. The letter states it is the purview of the Shohola Township Board of Supervisors to authorize the organization of a Volunteer Fire Company within its boundaries; consequently, the formation and continued operation of the Trails End Fire Brigade is unlawful and must cease. President Smith stated he did not disband the Fire Brigade. The Fire Brigade was dissolved due to lack of insurance in 2004 and Trails End's general liability insurance was going to be cancelled because of the fire brigade. William Weber was President of the board at that time.

The Fire Brigade said they would get their own insurance. Nothing happened for two years. In order to obtain insurance the fire brigade needed updated equipment, proper training and township approval.

Mike Smith went to the Milford Fire Dept. and the state to see how to have the brigade here at Trails End. He was told no. Trails End's attorney told the Board to take down the fire brigade signs so property owners did not think they had coverage. Shohola Township supervisors stated the fire brigade members could become members of Shohola Township Fire Co. and obtain training. They had no use for any of our equipment. A substation could occur in the future but it would be outside the gates of Trails End.

Iris Altreche addressed the property owners. This fire brigade issue has been going back and forth. The Board would like to have the fire brigade. We cannot due to insurance and the township.

Lot 5434 was addressed and told there would be no more extensions on their by-law violation of having a business registered to their lot. As of April 7, 2006 there was no compliance. The lot is being fined until it is corrected.

The fire brigade building will be turned into a fitness center. If anyone would like to see the documentation pertaining to the fire brigade it is available in the office.

**MOTION:** by Vinny D'Eusanio to sell all the equipment to the Trails End Fire Brigade, Inc. for \$1.00. **Second:** Mark Christie **VOTE:** All in favor  
Lot 5434 wants the proposal in writing.  
Attorney will forward proposal in writing.

### **SECURITY**

Lt. Perrera – introduced himself to the Board. Lt. Perrera started at Trails End in October 2005. Summarized the training of officers, new style of writing reports.

Campsite Control – all being double-checked. 98 violations so far this year.

Focus has been on break-ins.

Initiated a Missing Person Policy.

All officers but two are currently certified in CPR and AED. The two officers will be certified shortly.

Portable radar gun will be used in the summer.

### **GRIEVANCE**

Bob Personette – None at this time.

### **TREASURER'S REPORT**

Artie Deyns –

Draft audit statements are in everyone's folder. Any questions to be directed to Pam Valenza by next week.

Discussed excess income of \$64,000 from 2005:

Pool fence	-	\$2700
Compactor fence	-	5700
Playground	-	5000
Commercial Fryers	-	1200
Dump wall	-	12500
Laser jet printer	-	1500

**MOTION:** Artie Deyns to utilize the excess income as stated above and the balance of \$35,400 to be put into capital reserves. \$20,000 for the fitness center will come from the Act 180 fund. **Second:** Wendy Purdy **VOTE:** All in favor

Discussion of fitness center. A lot of property owners have asked for one and young people to seniors can utilize it. Attendants will be needed. Would like to have it ready by summer. Special insurance not required. Minimum age limit would be needed. Mark Christie will get information on machines and costs.

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

Lot # 1218 addressed the Board concerning their non-sewered lot Will forward a list of Land Company that would be possible for them to swap their lot which Trails End would green (lots on both sides are greened; too difficult and costly to sewer).

Lot 3012: addressed the Board concerning the dump; assisting the Board with an outside lighting ordinance as he has been collecting information – Board thanked him for his help; and noted the website has been updated.

Mark Christie stated people are changing the oil in their vehicles here and leaving the oil. It is illegal.

### **Rules and Regulations**

Must be adopted for current year.

Board reviewed current rules and regulations.

**MOTION:**by Vinny D'Eusanio to adopt the rules and regulations as discussed. **Second:** Wendy Purdy **VOTE:** All in favor.

These rules and regulations will be attached to these minutes and posted on website; property owners will be notified they will be available in the office.

### **RECREATION**

Maureen Miller – Nothing at this time.

The dues raffle money from last year will be used to purchase a new ping-pong table for the teen center and a volleyball net.

Iris Altreche – DJ is booked for for multicultural night.

### **CAMPSITE CONTROL**

Discussed inventory of lots and categories. As per our restrictive covenants the campsite control committee must be activated. Will ask for volunteers in spring mailing.

### **OLD BUSINESS**

Pam Valenza – Cable internet is available. Was told cost would be \$53.00 per month. Recreation and the sewer plant also need it. Trying to work out details for the access in the clubhouse.

### **NEW BUSINESS**

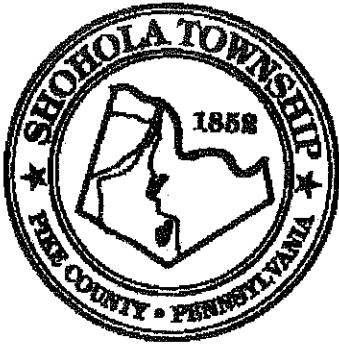
Wendy Purdy – Swim team is going to purchase a new reel for the lane lines at \$900.00.

Mark Christie – Wanted to look into extending the bar hours – perhaps opening it another night during the week.

**MOTION:** by Mark Christie to close the meeting at 2:25p.m. **Second:** Vinny D'Eusanio  
**VOTE:** All in favor

Respectfully submitted,

Pam Valenza



# SHOHOLA TOWNSHIP BOARD OF SUPERVISORS

George J. Fluhr-Steve Dellert-Henry Prigge  
159 Twin Lakes Road  
Shohola PA 18458  
(570) 559-7394  
Fax (570) 559-7523

February 23, 2006  
Trails End Property Owners Association  
RR 1 Box 1373  
Shohola, PA 18458

Re: Trails End Fire Brigade

Dear Mr. Smith,

Please be advised it is the purview of the Township Board of Supervisors to authorize the organization of a Volunteer Fire Company within its boundaries; consequently, the formation and continued operation of the Trails End Fire Brigade is unlawful and must cease.

53 P.S. 66803 (d) provides, "No volunteer fire company not in existence in the township before the effective date of this act may organize or operate unless the establishment or organization is approved by resolution of the Board of Supervisors." The effective date of the act was 1933; consequently, since the Trails End Fire Brigade was not in existence before 1933, the brigade must be approved by the Shohola Township Board of Supervisors before it can operate.

This does in no way prohibit a good Samaritan from lending assistance to a neighbor in case of a fire, the good Samaritan must yield to the Shohola Township Fire Department upon their arrival.

Thank you for your consideration on this matter.

Sincerely,

  
George J. Fluhr  
Chairman of the Board of Supervisors