

April 17, 2010

Shohola Falls Trails End POA held a Board of Director's meeting at the office building at 9:05a.m.

Roll Call:

Officers Present

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

Members Present

Maureen Miller – via telephone
Robert Personette
JoAnn Pollack
Vinny D'Eusanio

Officers Absent

Vice President - Mark Christie

Members Absent

Iris Altreche
Debbie Shevlin

Others Present

Pam Valenza, Property Mgr.
Rich Henry, Attorney

President Smith called the meeting to order at 9:05am. He asked for a Motion to approve the January 2010 minutes.

MOTION: by Wendy Purdy to approve the January 2010 minutes. **Second:** Jo-Ann Pollack

VOTE: Abstain: Vinny D'Eusanio (absent from January Meeting). All others in favor. *Motion passed.*

Property Manager's Report

Pam Valenza –

- 70” of snow fell over the winter, most of it all at once.
- Dues – down 7% from 2009 as of March 31st. Purchased 10 repo's at \$100k each last year at this time as opposed to 8 this year. Should be able to purchase at least one more.

- 21 dues suits filed for 2008/2009 dues owed. Five lots paid in full, 1 paid partial, 1 deeded back the property.
- 335 letters went out to property owners who did not pay anything towards the 2010 dues. Last year 333 were sent out.
- 16 payment plans were set up as of today. One property owner asked for a 3rd payment plan.

Rich Henry – have the property owner sign a judgment note. If they default then file right away.

Pam Valenza –

- Security – Lt. Grayzik is no longer employed by Vector. Lt. Tedesco is now the site supervisor. We have an entirely new crew.
- 6 letters were sent out to suspected permanent residents. One was sent in error, as Security counted the contractor passes along with the gate swipes. The others complied. Have one property owner who rarely leaves Trails End making it impossible to count gate swipes. Sent a letter requesting verification of another address, they have until the 25th of April to provide the address.
- Well 2 replacement underway. New tank with DEP required stamp is \$3k more than original quote.
- Spring mailing is being worked on, will be out in May. If anyone has anything to add please do so.
- Clubhouse – lounge floor done at a cost of \$4,200. Heating and A/C units are installed – the funds came from Act 180. New pool awning purchased last year is installed.
- Fitness center to ready to use. *Discussion held.* Will be open May 1st.
- Exit gate replaced at a cost of \$1,800. Gate would not go down. Loops underground had to be replaced.
- Lot inventory registration response – received 1200 back leaving 545 left. 20 lots have bad addresses and there are 88 green areas.

President Smith – For approx. 10 years Trails End and Shohola Township have had no relationship. Last year we got an order from the judge in Trails End's favor. Tentatively, decks are being allowed to be built, no more than 10' wide, 30' long and 30" high. This is a court ordered agreement. Trails End dropped the other litigation in order to get decks. Standard camping accessories will be allowed. Shohola Twp has had a change of supervisors, Don Wall was removed from his zoning officer position, Neila Wall was removed as secretary and Treasurer for the Twp.

Legal

Rich Henry –

- One reason the Twp changed their mind about permitting decks was the judge stated if no one from Trails End applied for a permit there would no reason for the Twp to be in here.
- May 20th the Shohola Twp. Planning Board will review the stipulation. Then will go in front of the Twp. Supervisors meeting June 10th. The Twp must advertise for a public hearing prior to June 10th the intent to adopt the amendment to Ordinance 67. After June

10th Trails End should be allowed to build decks. Trails End will have their own enforcement officer to work with the Township as stated in the court stipulation.

- Have 10 dues suits the Magistrate needs to certify, then they get filed at the Prothonotary office. On May 10th there will be a few more judgment hearings.
- Settled the Fire Brigade matter, the Fire Brigade kept the \$3500, Trails End POA is retaining the \$9000 balance. There was a chance the arbitrators could have decided in the Fire Brigade's favor and the entire amount could have been forfeited.

President Smith – Will use two of our maintenance employees for the land use enforcement to cover seven days a week, but not full time.

Maureen Miller – asked attorney about a special permit to serve alcohol outside. *Discussion held.*

Rich Henry – Need to apply to the LCB for a special permit. Will check into further with the LCB. Pam Valenza will check with the insurance company for liquor liability.

Property Owner's Time

- Lot #3211 – Concerned about the Restrictive Covenants stating the size of trailers permitted at Trails End is 8'x 35'. Pres. Smith responded the Covenants have to be re-done and we will need a 2/3 vote from property owners to pass them. Would like to have the deck issue in place first.
- Lot 3843- Gate cards locked out due to using the lot over 180 days. Would like to pay a fine and be permitted to use the lot again. – Will check the number of days used. It is not a matter of paying a fine; Trails End must abide by the 180-day rule.
- Property Owner upset a contractor she paid did not finish the work. – The association office has a folder where property owner may write complaints or recommendations for other property owners to see. If many complaints are received the contractor will be removed from the contractor's list on Trails End's website and the list in the office.
- Lot 1949 – Purchased a lot at tax sale in October 2009. Was waiting to receive the paperwork from Pike County. There is a judgment of \$3108 on the lot. Would like to discuss with Board.

Board will discuss in executive session.

Grievance/Rules Enforcement Committee

Pres. Smith – The accountant is concerned with the Rules Enforcement Committee waiving and/or reducing fines with no documentation. Pres. Smith handed out an Appeal Decision Form to be used with each appeal and signed by the chairperson.

Bob Personette – There are 11 grievances from last year. We will schedule 8 grievance appointments after the May Board meeting.

Recreation

Maureen Miller – getting things ready for the season. The calendar is on the website and will be out for distribution for the July 4th weekend.

Treasurer

Artie Deyns – concerned about the electric line. Discussion held. Pam Valenza spoke with the UGI representative and the projection is approx. \$291,000 for the year in electric costs.

Security Man-hours – additional man-hours were added to the 4pm –12am shift (in January 2010) due to the break-ins in the beginning of the winter. Break-ins are down.

MOTION: by Vinny D’Eusanio to pay bills. **Second:** Jo-Ann Pollack **VOTE:** All in favor

Bar/Concession

Nothing at this time.

New Business

Nothing at this time.

Executive Session 12:30pm

Regular Session 3:45pm

MOTION: by Jo-Ann Pollack to close meeting at 3:45pm **Second:** Wendy Purdy **VOTE:** All in favor.

Outstanding Items

- 180 Day Resolution