

May 20, 2006 Minutes

Shohola Falls Trails End Property Owners Association, Inc. held a Board Meeting on Saturday May 20, 2006 in the clubhouse at 9:00a.m.

Officers Present

President - Michael Smith
Vice President - JoAnn Pollack
Secretary - Maureen Miller
Treasurer - Artie Deyns

Members Present

Mark Christie
Robert Personette
Wendy Purdy

Members Absent

Iris Altreche
Vinny D'Eusanio

Members Suspended

Fred Meier

Others Present

Richard Henry, Attorney
Pam Valenza –Property Mgr.

President Smith called the meeting to order at 9:00a.m. Asked for a motion to approve the April minutes.

MOTION: by Wendy Purdy to accept the April 8th minutes **Second:** JoAnn Pollack
VOTE: All in favor

Property Manager's Report

Pam Valenza –

- Spring Mailing was done and mailed on May 12th.
- 2005 Financial Statements are completed and available in the office for property owners. Board members all have a copy.
- Pool Fence – replaced at a cost of \$2700 to TE. (Insurance paid \$1,000 towards the total bill of \$3700)
- Compactor Fence – To be done this coming week as long as the 8' fence boards come in.
- Dump Retaining Wall – completed. Dump is open. It was more than a full week of 4 employees preparing the ground. We had to spend almost \$3000 in subbase.
- Comfort Stations – Floors and showers are done in 3, 6, 7 & 8. They look great.
- The excess income of \$35,400 from 2005 was put into capital reserves CD at 4.2%.

- Toddler playground equipment – including tax and freight was \$5,057.00. Also ordered new swing seats and toddler swing seats as the ones we have now are cracked.
- New Gate Card System – Approx half of all lots have picked up their new gate cards – Memorial Day weekend will be busy; security has an additional guard on in the gatehouse to try and alleviate long lines.
- Vandalism – On April 16th there was an incident with our new pool fence – young adults vandalized the pool fence and security was able to issue citations. One of the property owners involved has to meet with the Board today as per the Rules and Regulations (third incident in one year). They will be here at 10:30a.m.
- Complaint issued by a property owner of neighbor driving ATV/unlicensed minibike on lot. Trails End's Rules and Regulations state no unlicensed minibikes or vehicles are permitted. Security will handle by issuing a warning first based on a complaint.
- Garbage – Have to revisit several issues with our dump. Contractors/property owners being allowed to the dump when it not manned has created a problem with bags being thrown over the side along with the leaves, and in general the dump being a mess. It could create problems with DEP. To remove trailers property owners/contractors must have a container brought to the lot or have a junkyard tow it out. The Land Company has 10 lots that must be cleaned up and maintenance has already cleared 2. The office has sent letters to 5 lots using the abandoned trailer/safety issue resolution, which we also must clear. By looking at the items dumped people are bringing in items that are not from their trailers.
MOTION: by Mark Christie the only time anyone is allowed in the dump is when the dump is manned. If caught bringing debris in from the outside the fines will be: 1st offense- max \$250; 2nd offense – max \$500; 3rd offense - \$1,000.
Second: JoAnn Pollack **VOTE:** All in favor
 Discussion on prices/permits to dump decks and sheds. Contractors now pay \$250 annually. Will discuss with Maintenance Supervisor Dale Snyder.

- Security – For the month of April 4 speeding citations were issued; 4 criminal mischief; 4 disorderly conducts (same incident), 2 Reckless Endangerment and 2 trespassing. Security also determined who vandalized comfort station 6 with graffiti. The persons were made to scrub off their graffiti under the supervision of their parent. Two break-ins were discovered.
- Storm Damage – On May 13th there was a severe rainstorm that caused damage to the roads as well as driveways. Maintenance had also rented an excavator for that same week to lay culvert pipes on Pheasant to keep Pheasant and the roads below it from washing out. Our machines could not remove the rock and ledge. After the storm we had to call 28 property owners and tell them they could not get to their lots. Dale Snyder and I attended a seminar on stormwater management in April. It is a severe problem that all communities are facing. The more subbase (which is impervious) put down or plastic under stone and the more trees taken down create more runoff. The tree code is important. Dale has been doing preventive maintenance by checking and cleaning culvert pipes for blockage when we know a storm is coming. Property owners must help by checking their culverts and drainage trenches.

Problem with well #4 occurred this past week with black water coming out in the clubhouse, comfort station 8 and individual lots. Clint Frisbie has temporarily corrected the problem and Fritz Bros. (well company) and the filter company will be here as soon as possible.

- Gearing up for Memorial Day weekend – letters sent to applicants who applied last season, orders being placed and delivered, pool heating up.

Legal Report

Rich Henry –

- Drawing up an agreement for Trails End Fire Brigade, Inc. to purchase the contents of the firehouse for \$1.00. Need a date. The titles to the vehicles will have to be done in person. No guarantees on any items. All Board members have a copy of the letter from Mr. Bottinelli stating they can no longer fight fires. TEFB, Inc. has re-registered their address through a registry in Harrisburg and removed Lot 5434 as the address.
- Lot 303/304 – still a potential permanent resident violation.
- Lot 3108 – have had no communication recently.
- Filed an appeal for the test case of lot 3227 – (6 violations – 4 dismissed, 2 sustained)
- Made a few inquiries to obtain counsel that specializes in the UCC.
- Do not have service returned on summons served for the cases regarding the TEFB, Inc., invading POA bank accounts. The sheriff has 90 days.
- Shohola Township wants an inspection of all lots. Board agreed on no inspections.

Property Owners

Lot 712 – If you sell your lot you lose the grandfathering status. The township is checking that sheds are so many feet from other structures. Under the UCC you must have egress lighting. Must go to Federal Court.

Rich Henry – If the township orders a property owner to move their shed, Trails End should fight it.

Lot 310 – Received a letter on Dec. 2nd that their trailer was broken into in November. The window was broken, door left open. People must update their address records when leaving for Florida.

Lot 2909 – Had a suggestion that anyone using the dump must log in and sign, show ID and get a receipt. Trails End should purchase a large leaf vacuum for everyone.

By-laws

Maureen Miller – All Board members have a copy of the proposed changes for the by-laws. Next month it will be reviewed at the Board meeting.

Treasurer's Report

Artie Deyns – Dues are coming in well. Collected 2% more this year than in 2005 at this time. Vehicle maintenance line is good so far. Would like to set up a budget meeting for July or August for 2007. Need a maintenance, sewer “wish list”. Road budget will be high this year due to the storm and road work.

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

Grievance

Bob Personette – trying to set up a meeting for next weekend. Office to notify all grievance members of 2 grievances for Saturday May 27th at 10:00a.m.

Concession/Bar

Wendy Purdy – Cleaned up the concession last weekend. Put orders in for the concession and bar. Staff is ok for next weekend. Will open next Saturday morning. Would also like to open in June on weekends when the pool is open for snacks, soda, ice cream.

Pam Valenza – minimum wage is supposed to go up to \$6.25 July 1st. Will affect the budget.

Recreation

Maureen Miller – getting everything together. Will have tickets for Pig Roast ready early. Buses are ordered for Dorney Park. Entertainment schedule is done.

Executive Session 10:45a.m.

Regular session resumed 11:30a.m.

Board agreed fines levied on Lot 3438 stay as written.

Anthony Zerilli is banned from Trails End POA altogether. He cannot be a guest.

Old Business

Ron Zapasek of Lot 3212 developed an outside lighting ordinance for the Board to review.

Mark Christie – Gate cards – would like property owners to be able to purchase gate cards for family members whose car is registered at the same address as the property owner. **MOTION:** by Mark Christie that two additional gate cards can be purchased by a low owner with proper ID and registrations for 4 vehicles at the property owner’s address. Cost is \$25 per card. **Second:** Wendy Purdy **VOTE:** All in favor

Bob Personette will write a resolution to make this ruling effective at the next meeting.

Mark Christie – Fitness Center – getting material, information on equipment.

Commercial equipment is not cheap. Have a price of \$14,800 for 2 treadmills, a multi-stationary gym that can be added onto and an exercise bike. Need outlets, flooring.

New Business

None

MOTION:by JoAnn Pollack to adjourn meeting at 12:25p.m. **Second:** Artie Deyns
VOTE: All in favor

Respectfully submitted,

Pamela Valenza