

June 20, 2009

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  
Secretary - Wendy Purdy  
Treasurer - Artie Deysn

**Officers Absent**

Vice President - Mark Christie

**Members Present**

Vinny D'Eusanio  
Maureen Miller  
Debbie Shevlin

**Members Absent**

Iris Altreche  
Robert Personette  
JoAnn Pollack

**Others Present**

Pam Valenza, Property Mgr.  
Rich Henry, Attorney

President Smith called the meeting to order at 9:10am. He asked for a Motion to approve the May 2009 minutes.

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

**Second:** Vinny D'Eusanio **VOTE:** All in favor *Motion passed.*

**MOTION:** made by Mike Smith to adopt resolution 2009-02 which states: The area in front of the clubhouse dedicated to Mary Jane Duffy remains there.

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

## Property Manager's Report

Pam Valenza –

- Memorial weekend went well. Bar made \$400 more than last year; the concession made \$300 less.
- Banned the grandson of lot#135, he accumulated 3 speeding citations, littered, had an altercation at the dump within one week. The daughter of the lot owner will attend the July meeting.
- One payment plan defaulted in June.
- 33 lots have been reconnected after paying the full amount due.
- 23 judgments will be placed on lots owing two years dues.
- Fence is up in the playground area. It's a 5' since the 6' needed a permit. Cost was \$6,175. \$37,099 from the PP&L refund will be put into the Maintenance Building Fund.
- Security – Many issues on Memorial weekend, with patrol not responding to calls and an incident in the clubhouse. 4-5 guards are now gone and more training was implemented.
- Have a new call box at the front gate, which goes directly to the patrol vehicle for use during the winter months.. There will be cell phones as well.
- Lot#3215 was burning leaves, thought they put it out but it caused lot#3228's shed to burn down. Citations were issued and all but one has been paid. The citation for criminal mischief is being grieved.
- Effective July 1<sup>st</sup> there is a new PA law which requires contractors that make more than \$5k a year to be registered with the state.

**MOTION:** made by Mike Smith to adopt Resolution 2009-03 which states: Any individual or entity performing any work within Trails End must provide proof of any and all insurance coverage and full and complete compliance with the Pennsylvania Construction Contractors Law. Property Owners performing work on their own lots are exempt.

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

Pam Valenza –

- The 30% increase for PP&L will be 10% a year for three years. Can shop for another supplier.
- Vector gave a quote for a card swipe at the fitness center door of \$1,400. There is an additional cost for the cards. Will charge \$5 per card. *Discussion held on fitness center.*

Wendy Purdy – suggested a waiver for property owners to sign when purchasing the cards.

Pam Valenza –

- Lot #4042 retained an attorney regarding his green area violation. Attorney Henry sent a response stating he already addressed the Board, where they asked him to come to the April meeting in which he failed to show. *Discussion held.* Lot to be disconnected.
- Purchased a bucket truck that will be delivered Tuesday.

President Smith – Met with Attorney Susan Smith and Attorney Henry to discuss Shohola Township issues. Later that day met with Shohola Township and told them Trails End would

like decks and they will consider it. They gave us a few property owners that were registered to vote in PA. After checking into it, Trails End property owners can vote in PA if they do not vote anywhere else.

Pam Valenza – Zoning Officer Wall made our maintenance stop doing a sewer saying that we needed a permit to do so. Called DEP and they stated we do not need a permit, only if we added onto our plant. The Sewer Enforcement Officer from Shohola Township came in, discussed the procedure and stated the fee for a sewer permit is \$175.

President Smith – Both Attorney Smith and Attorney Henry said Trails End does not need permits because we are our own utility.

Pam Valenza – The sewer plant as recently inspected by DEP and everything is running fine.

President Smith – stated today was Trails End Earth Day.

### **Property Owner's Time**

Lot# 3431 – stated he called security to register a guest and the guard did not ask for his pin number.

Lot# 622, 623, 624, 625 – stated their fence was knocked down by the snow plows and wants to know if it will be fixed. *Discussion held, the fence will be fixed.* Asked if the payment plan due date can be changed.

Lot# 809 – has had problems with the sewer in the past, and then received an estimate for a \$150.00 repair on it. Asked for clarification on where Trails End's responsibility ends.

### **Legal**

Rich Henry –

- Will send a letter to the Township regarding the sewer permits.
- The appeal of Ordinance 66 is still in the Court of Common Pleas.
- The hearing on the appeal of Ordinance 67 will be sometime in July or August. It was continued so that Attorney Susan Smith could attend.
- The appeal filed by the Township regarding access to Trails End, the hearing will be in August or September. The pre-trial hearing is on July 6<sup>th</sup>.
- Will have the office file Magistrate liens instead of statutory liens.
- The Fire Brigade matter will be heard in October or November. They continued it so their witness could attend.

### **Treasurer's Report**

Artie Deysn – reviewed monthly budget reports. Received the final draft of the 2008 audit, have not reviewed it yet.

**MOTION:** by Vinny D'Eusanio to pay all bills. **Second:** Mike Smith

**VOTE:** All in favor

## **Recreation**

Maureen Miller –

- Haven't been able to get a hold of the stables regarding the rodeo yet.
- The original carnival company will be back for this Labor Day weekend. They will keep the prices low, and looking into wristbands.
- The 1<sup>st</sup> event is a BBQ on July 4<sup>th</sup>.
- Betty Miller has been working for a few weeks getting things ready for the season.

Lot # 5213 – Claims the neighbor is using the green area between them. Asked what the process is.

President Smith – Trails End will look into, possible get a survey done and citations would be issued.

Lot# 3627 – would like to purchase the lot next to them, but there is a 5' green area between. Asked if ¼ dues would still be allowed. *Discussion held.*

President Smith – stated it will be looked into.

Lot# 2945 – Asked when Navajo will be opened and who is the chairperson of The Land Use Committee.

President Smith – Navajo will be open when the ground dries up, due to all the rain the road is very soft. Iris Altreche is the Land Use chairperson.

## **Rule Enforcement**

Pam Valenza – 8 grievances were scheduled for June 13<sup>th</sup>. The 5 speeding citations and 1 illegal electric hookup were upheld, 1 for reckless endangerment didn't show, and the other reckless endangerment citation was issued as a warning.

## **Security**

Pam Valenza – received one complaint for noise, but the lot in question hasn't been on property for years. 1 speeding citation was issued. 1 disorderly conduct citation was issued for a domestic dispute, 4 state troopers were on property as well. 1 break-in was reported, a table and chairs were taken.

## **Land Use**

Pam Valenza – the property owner of lot#2905 wants to remove the trailer but they owe dues. *Discussion held.* Remove the trailer since it is in deplorable shape.

Vinny D'Eusanio – asked if Trails End can remove the porch and charge the property owner for it. *Discussion held.*

## **Old Business**

Wendy Purdy – Still working on the fitness center, need to call for prices on purchasing or leasing equipment.

**New Business**

Nothing at this time.

**MOTION:** by Maureen Miller to adjourn the meeting at 11:15am.

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

Respectfully submitted,  
Karen Olsen