

August 16, 2008

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

Roll Call:

Officers Present

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

Members Present

Mark Christie
Debbie Shevlin
Robert Personette
Wendy Purdy

Members Absent

Iris Altreche
Vinny D'Eusanio

Others Present

Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:00am. Stated that Vinny D'Eusanio had to drive back to Florida for an emergency, Iris Altreche had eye surgery and the attorney would not be at this meeting.

Debbie Shevlin – asked if the resolution regarding the tarps was for year-round. Discussion held. Letters for tarps on roofs and sheds will be sent out by May.

MOTION: by Jo-Ann Pollack to approve to accept the July 2008 minutes.

Second: Maureen Miller **VOTE:** Abstain: Wendy Purdy (absent July Meeting) All others: Approve *Motion passed.*

Property Manager's Report

Pam Valenza –

- Dues are still coming in. Three properties defaulted on payment plans bringing the total up to 7 defaults from the original 39 that went on the one time payment plan.
- 26 liens were filed for properties owing 2 years dues.

- The property owner of lot#4213 who was banned from the pool will be here to meet with the Board at 10am.
- On July 23 there was a severe thunderstorm, which knocked out the power to most of Trails End. PP&L was in to repair & the power was on within a few hours.
- There were 29 lots signed up for clean-up weekend. Normally there is around 50.
- Concession ahead in gross income from last year.
- Bar is about the same as last year.
- Met with an engineer, Fred Spott of Scranton, for the drainage problem on Navajo. He stated it is not the Associations' responsibility. He suggested several things the property owners could do: build a 6 X 20' pit with large rocks (rip rap) put in it and soil mesh on top for the water to drain into, or raise the ground elevation which would create a problem for the surrounding lots; or if the property across the street behind the lots is lower, install a pipe underground to help bring the water across the street. Dale Snyder feels the ground elevation there is not lower.
- New pool laws require an "anti-entrapment" cover for the drains. Since our pools have two, we are not required to install, but will put them in anyway. The kiddie pool drain has been disconnected for years. President Smith would like the drain covered anyway.
- We received a judgment against Stone Mountain Homes in the amount of \$7,200. Will ask the attorney what the next step is.
- The case regarding lot #3108 was not listed for trial this month, but should be in October.
- New LCD flat screen TV was installed in the clubhouse with the money to purchase it coming from the dues raffle from the last 2 years.
- Tax sales came out in the paper yesterday. Trails End has 44 lots listed.
- Swim Champs – there was a nice write-up in the newspaper about the champs. No problems other than a car parked in front of lot 4002 had a large rock damage the hood.
- New office – received the zoning permit from the Township, however the state inspector failed it for handicap violations. Contractor will be here Wednesday to fix the problems, will try to schedule the inspection for the end of next week.

President Smith – there was a ruling on the Township's access to Trails End which is the same as the last time. The Township can come in if security is given a list of names and lot numbers. Suggested that the Township give a reason for why they are going to each lot. Spoke to the attorney who is drafting a letter to send to the Township requiring this. *Discussion held.*

Property Owner's Time

Lot 5102 – asked why B&D builders was taken off the contractors list. Complained about speeding.

President Smith – stated there was too many complaints against B & D contractors.

Lot 4226 – stated they had no electric due to an unpaid fine.

Lot 5534 – lot washes out when it rains, maintenance has put stone down, but it's not helping. *Discussion held.*

Property owner – refrigerator was stolen out of their old trailer that was being removed.
Property owner – asked the Board if dues are waived on properties in arrears. No – judgments are inherited when lots are purchased at a tax salers.

Recreation

Wendy Purdy –

- Swim Champs - Tigersharks came in 5th place out of 9 teams. Everything went great, Received a lot of compliments about Trails End from other communities.
- Last night's DJ was fantastic, the crowd took a collection so he would stay for another ½ hour.

President Smith – commended Wendy Purdy and the swim team, maintenance and recreation for a successful Championship. Was told that Trails End hosts the best events.

Maureen Miller – The Chinese Auction is today in the clubhouse at 1pm.

Grievance

Bob Personette – Had six grievances last month, 1 was found not guilty, the remaining were found guilty. There are five or six scheduled grievances for today.

Break from regular session at 10:40am

Regular session resumed at 11:00am

Treasurer's Report

Artie Deyns – overbudget in gas & oil. Reviewed the budgeted reports dated July 31, 2008.

President Smith – need motion to purchase the new bingo machine.

MOTION: made by Artie Deyns to purchase a new bingo machine not to exceed \$6k. \$2k was budgeted for 2008. The balance to come from Capital Reserves.

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

MOTION: by Michael Smith to pay all bills. **Second:** Debbie Shevlin

VOTE: All in favor

Recreation continued

Maureen Miller –

- Pig roast was a great success.
- Next month will have a breakdown of finances for all events.
- Donations still coming in for the Hackensack Trauma Center for CJ Personette.
- Will have a slideshow tribute for Mary Jane Duffy during Bingo on August 24th. All proceeds will be given back to the bingo players.
- There will be a carnival Labor Day weekend.

Security

Mark Christie –

- There was a hit and run (car parked in the road).
- Several speeding citations issued.
- Four drunk and disorderly citations issued.
- Report of fireworks being discharged.
- Two citations for circumventing electric.
- Vandalism in comfort station. Shower heads are being stolen.

Artie Deyns – asked if golf carts are allowed to be driven by kids. *Discussion held.* Our regulations state a licensed driver must be driving the golf cart.

President Smith – need to put in the happenings that it is PA law that kids 12 & under must wear helmets. Also stated that the Board will not tolerate speeding.

Bar/Concession

Artie Deyns – concession doing very well this year.

President Smith – recommends that the entertainment budget line be reduced for next year.

MOTION: made by Michael Smith that the ban on lot #4226 be lifted as long as the fine is paid. If there are any further violations the ban will be immediately imposed through December of 2009.

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

New Business

Jo-Ann Pollack – stated that Re/Max realty gave a copy of the Happenings, a Trails End map and a list of properties for sale to an individual and let them through the gate unescorted. *Discussion held.* Pam will look into.

Lot # 941- suggested no entertainment on Friday nights next year.

Lot # 3431- Asked that the petting zoo at the Labor Day BBQ be handicap accessible. Stated that the handicap swing in the playground was being abused.

Jo-Ann Pollack – asked about employees families using the common facilities.

Maureen Miller – stated that due to a change in ownership of her employer, she might have to resign from the Board if she cannot attend meetings via telephone in the winter. *President Smith took a vote; all in favor of Maureen Miller participating via telephone.*

MOTION: by Wendy Purdy to adjourn the meeting at 12:10pm.

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

Respectfully submitted,
Karen Olsen