

August 15, 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
Vice President - Mark Christie
Treasurer - Artie Deyns
Secretary - Wendy Purdy

Members Present

Vinny D'Eusanio
Maureen Miller Robert Personette
Debbie Shevlin JoAnn Pollack

Members Absent

Iris Altreche

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 June 2009 minutes.

MOTION: by Vinny D'Eusanio to approve the June 2009 minutes.

Second: Debbie Shevlin **VOTE:** Abstain: JoAnn Pollack, Bob Personette, Mark Christie (absent from June Meeting) All others in favor. *Motion passed.*

President Smith asked for a Motion to approve the July minutes. He then stated the minutes should say \$200 in total was donated to the Milford Food Bank.

MOTION: by Vinny D'Eusanio to approve the July minutes with corrections.

Second: Debbie Shevlin **VOTE:** Abstain: Wendy Purdy, Artie Deyns (absent from July Meeting) All others in favor. *Motion passed.*

Property Manager's Report

Pam Valenza –

- Dues – still coming in, only 1.3% down from last year. Prior dues up 23% from last year.

- Payment plans – 1 default for August, 6 in total, three of which then paid in full.
- Bar ahead \$1200, Concession behind \$500 from last year.
- Clean-up weekend – 24 lots signed up.
- Property owner owned 1 & ¼ dues paying lots, sold the full dues lot, and wanted to continue paying ¼ dues. They contacted the Attorney General, who then sent a letter to Trails End. We responded to the attorney general and are waiting for an answer.
- Received a donation request from Shohola Twp Fire Department. *Discussion held.* Board agreed Trails End will donate \$200.
- Shohola Twp Sewer Enforcement Officer wants to give a presentation to the property owners of Trails End. *Discussion held.* Not at this time.
- Have two separate property owners that need to meet with the Board today, since they received three citations for speeding each.
- Security – had an issue with a property owner’s stepson from lot#3720 causing problems at the clubhouse, driving drunk, etc. He was banned from Trails End, then re-entered with a guest (daughter of property owner) from lot #2802. The daughter from lot#2802 was also banned and both lots need to meet with the Board next month.
- The card reader for the fitness center was installed.

Wendy Purdy – Discussed what machines will be in the fitness center. 2 elliptical machines, a home gym, 2 treadmills, 2 bikes, 1 cable crossover for a total of \$16,479. The company will maintain all machines.

President Smith – reviewed the fitness center guidelines. *Discussion held.*

Legal

Rich Henry –

- The Shohola Township access trial is set for October 8th. Met to litigate the trial after the July meeting.
- At the meeting with the Township, decided to postpone Ordinance 67 appeal until October.
- September 3rd will meet with the Township again.
- The appeal of Ordinance 66 is sitting in the Court of Common Pleas.
- The Fire Brigade trial will be held soon. Everyone is prepared to testify.
- Will send the office the judgment complaint forms to file the 2008-2009 outstanding dues.

Mark Christie – A property owner received a violation from the Township saying they built a new deck without a permit. It is not a new deck, it was recently power washed. *Discussion held.*

Rich Henry – will contact Susan Smith to discuss.

Pam Valenza – A Shohola Twp resident whose land abuts Trails End complained that trees were cut down on his property. Had a walk survey done and it was determined that the trees are on Trails End’s property. The resident was told to get his own survey done.

Recreation

Maureen Miller –

- Events are running smoothly.
- Chinese Auction will be held next Saturday. This is Receptions biggest fundraiser.
- There will be a carnival Labor Day weekend.

Vinny D'Eusano – stated he felt that charging \$1 to ride the van was too much. *Discussion held.*

Treasurer's Report

Artie Deyns – reviewed monthly budget reports. There is a 2010 budget meeting today at 2pm.

MOTION: by Artie Deyns to pay all bills. **Second:** Debbie Shevlin

VOTE: All in favor

Security

Mark Christie – 90% of the citations were for speeding 25+ miles per hour.

President Smith – last night there was four guards at the clubhouse. Stated Trails End will not pay man hours for the night shift. Had a meeting with Vector after the last Board meeting, and gave the guards some leniency since there are many new guards. Will contact the site supervisor to discuss the four guards at the clubhouse.

Property Owner's Time

Lot#3813 – Asked about getting laundry facilities and ATM machine.

President Smith – Trails End doesn't generate enough money for ATM, and our sewer system cannot handle laundry facilities.

Lot#2809 – stated the lot next to them has a dead tree that is rotting and in danger of falling onto her property.

President Smith – stated Trails End will try to get in touch with the property owner.

Lot#3415 – asked if Trails End issues citations for excessive dog barking, it is in the By-Laws as a violation. Asked why the library closet door is open.

President Smith – will contact Security regarding the barking dog and the door needs to be open to for ventilation of the ice machine.

Lot#5819 – would like to purchase lot#5818, asked if some of the outstanding dues could be waived.

President Smith – will discuss after the meeting.

Rule Enforcement

Bob Personette – 25 potential outstanding grievances. There is a meeting today; another one will be set in September. Mostly speeding citations.

President Smith – stated that speeders need to be held accountable.

Vinny D'Eusanio – Heard of Comfort Stations being locked from 12-6am.
Pam Valenza – stated she would talk to Security.

Land Use

Debbie Shevlin – property owners are complying

Executive session held at 11:05am
Regular session resumed at 11:40am

Old Business

President Smith – had a request from a property owner to allow gas golf carts. *Discussion held.*

MOTION: made by Michael Smith to amend Trails End Rules & Regulations to include gas golf carts. *Motion tabled – will discuss with the Attorney.*

Pam Valenza – Property owner came to the office stating kids are hanging off the back of golf carts. They stated people can purchase seatbelts for golf carts.

New Business

President Smith – Will tell the Shohola Twp Sewer Enforcement Officer we are not interested at this time.

Bob Personette – Requested that the smoking in front of the clubhouse be moved to at least 50 feet away from the doors.

President Smith – looking into no smoking in the clubhouse next year. After discussing with the Attorney, Trails End cannot sell beer other than in the clubhouse.

Maureen Miller – asked that the Teens in Action budget be raised from \$500 to \$1k next year.

MOTION: by Vinny D'Eusanio to adjourn the meeting at 12:10pm.

Second: Maureen Miller **VOTE:** All in favor

Respectfully submitted,
Karen Olsen

Outstanding Items

- Fitness Center
- Gas Golf Carts