

September 17, 2005

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting on Saturday, September 17th, 2005 at the clubhouse.

Officers Present

Mike Smith - President
John Byrnes - Vice President
Fred Meier - Treasurer
Vinny D'Eusanio - Secretary

Members Present

Iris Altreche
Artie Deyns
Maureen Miller
Stan Perrier
Robert Personette

Others Present

Pam Valenza - Community Manager
Richard Henry - Attorney

President Smith opened the meeting at 9:05am. He then called for a review of the August 20, 2005 minutes.

Vinny D'Eusanio –

- On page 2 under Legal – need something in writing regarding the outcome of the Bushey case. Cannot just let the case die.
- On the bottom of page 2, Fred Meier's comment regarding Vinny owning a lot should be omitted since the question was answered at the July meeting. *Discussion held.* Sentence will be deleted.

MOTION: made by Artie Deyns to accept the minutes of August 20, 2005 with corrections.

Second: Vinny D'Eusanio **VOTE:** All others in favor

Community Manager's Report

Pam Valenza -

These are pre-audit figures.

- Bar – made approx. \$12k. The entertainment this year helped.
- Concession – open a few hours on the weekends in September. Wendy Purdy has been volunteering her time and we would like to thank her for that. The concession will break even.

- Dues raffle had a \$1,260.00 profit.
- Gameroom – made approx. \$5,230.00 this year, not as profitable as last year.
- Pool – was open last weekend, and due to requests and the weather it will be open this weekend.
- We were audited by PA unemployment – went well. Swim Team will now pay the coach.
- The discrepancy with lots 1601-1626 has been cleared up, the map at the courthouse has the correct lots.
- Gypsy moth – provided a map and property owner list to try to obtain assistance for next year's spray.
- Insurance for the liquor license was going to be cancelled due to family nights, however when phoned and spoke with our insurance agent, they said it was an oversight.

SECURITY

Pam Valenza –

- Had seven disorderly conducts, two speeding, eight quiet hour violations, seven break-in's. Have had 40 break-in's for the year.
- Had a meeting with Wayne Robertson regarding the breakdown in communication in security. Gave them 30 days to tighten up.

Maureen Miller – Some security guards are residents of Shohola Twp. Feels this is a conflict of interest. Feels we should look into other companies.

President Smith – have cut the security budget considerably.

Pam Valenza –

- There was an auto accident where the driver was blinded by the sun and hit a pedestrian. Both are okay.
- Labor Day there was another accident where the driver hit a tree. Both occupants were taken to the hospital.
- There was lawn ornaments, apparently stolen, found by old comfort station 5.
- The current card system was installed in 1995 and there was only one company to service it. The proposed new one can be serviced by many companies.

MOTION: made by Vinny D'Eusanio to take the money from Act 180 to purchase the new gate card system. **Second:** Stan Perrier **Vote:** All in favor

Pam Valenza –

- 17 statutory liens have been prepared by the office to be filed.
- In addition to all other work orders, there was 145 water leak repairs.
- Fall projects – painting comfort stations, drainage problems, sewer eight lots, dump wall, removing trailers and decks for the Land Co.
- There were 61 Trails End lots listed for tax sale.
- Ballots were sent out September 1st – 308 were returned as of 9/15/05.
- Aerial postcards of Trails End would cost \$440.00 for 1,900.

MOTION: made by Fred Meier to purchase Aerial postcards. **Second:** John Byrnes **Vote:** All in favor.

Pam Valenza –

- We could use the message board in front of the firehouse for Trails End needs instead of handwritten signs. Have asked the Fire Brigade – they will get back to us.
- New Years Eve – people requesting a party - not in the budget. *Discussion held.* Will sell tickets.
- A property owner whose property backed into comfort station 12 was granted permission to erect a fence for privacy. The old fence was replaced recently.

Kevin Dille – Lot 5725/5726 – Replaced fence with a vinyl stockade 5 feet high, which is shorter than the old one.

MOTION: made by John Byrnes to continue the original variance that allows 5725/5726 to erect a fence for privacy from the comfort station. **Second:** Stan Perrier **Vote:** All in favor

Pam Valenza – Purchased a 2005 GMC truck to replace the sewer van.

MOTION: made by Fred Meier for the sewer reserve to pay for the 2005 truck with the sale of the van to go back into sewer reserve. **Second:** Artie Deyns **Vote:** All in favor

President Smith – the truck maintenance are using to haul stone needs replacing (truck is thirty years old).

Vinny D'Eusanio – Should be mandatory that the maintenance supervisor have a CDL. Would cost \$50,000 for new truck and does not need a CDL to drive it.

Maureen Miller – suggested putting numbers on the trucks to identify them.

Pam Valenza –was unclear if the office should send a letter to Bill Weber for reimbursement or if John Byrnes was going to talk to Bill Weber. *John Byrnes will talk to him.*

LEGAL

Rich Henry –

- Lot 420 has sold – have deed to be signed.
- Should have Pam Valenza serve as acting Secretary in the absence of the Secretary.

MOTION: made by Vinny D'Eusanio to make Pam Valenza Assistant Secretary to sign deeds in the Secretary's absence. **Second:** Artie Deyns **Vote:** All in favor

Rich Henry –

- Permanent resident case – lot owner is protected under bankruptcy laws. Waiting to hear from lawyer.
- Bushey case – sought order served on their lawyer.
- Shohola Twp. - A meeting between the officers of the Board and Shohola Twp. was scheduled but cancelled by the township due to Mrs. Fluhr being ill. Need date for new one.

President Smith – stated officers can attend meeting.
Rich Henry – will try for a meeting on the 30th.

President Smith – stated he compiled a letter concerning Ron Bugaj to the Disciplinary Board as not to cost the association more legal fees.

Rich Henry – will review letter.

Vinny D'Eusanio – asked if Trails End can get monetary relief for the election last year.

Rich Henry – stated the disciplinary board would determine that.

RECREATION

Maureen Miller –

- Have calendar ready for next year.
- Entertainment is done for next year.
- Have expenses and profits for the 2005 season.

President Smith – congratulated Maureen for a good year.

Maureen Miller – suggested using the library on adult nights to watch kids. Trails End would not provide the babysitter, but allow kids in the room with their own supervision to watch TV.

GRIEVANCE

President Smith – asked Bob Personette why he sent a grievance e-mail to Paul McFadden.

Bob Personette – stated he thought it was Pam Valenza's e-mail.

President Smith – informed Bob Personette that his request to have the grievance volunteers preview the cases is denied. They can preview it an hour before the meeting. No property owner information should leave the office.

Rich Henry – stated the committee should review the information at the time of the meeting not before.

Bob Personette – the next grievance meeting is October 8th.

President Smith – stated that property owners should get one postponement allotment for meetings.

TREASURER'S REPORT

Fred Meier –

- Reviewed budgeted report dated August 31st.

MOTION: made by John Byrnes to pay the bills. **Second:** Stan Perrier **Vote:** All in favor.

BY-LAWS

Maureen Miller – thinking about having election 2007 in season. Have meeting today and will have a preliminary copy of proposed changes to the by-laws.

Cathy Smith of lot#3430 – asked the attorney if Trails End has to have an election every year.

Rich Henry – not necessary for Trails End – that law is corporate law.

Discussion held on number of Board members.

President Smith – will e-mail Rich Henry any questions regarding the By-Laws.

OLD BUSINESS

Fire Brigade President Botinelli – seeking to keep the Fire Brigade afloat. Have insurance almost in place. The provisions would be fighting external fires only. Will come back with everything in place to bring to the Board. Asked for time until next season to get everything together. Requested the \$2,000 in the budget to heat the building. *Discussion held.*

Rich Henry – suggested giving the Fire Brigade until the next meeting due to liability reasons. *Fire Brigade has until the October meeting.* Also, any signs alluding to the Trails End Fire Brigade should be removed as property owners will think they are operating and it is a liability. Pam Valenza – Will put a sign to call 911 in front of the Firehouse.

Discussion held on proposed modular office building.

MOTION: made by Vinny D'Eusanio to authorize construction of the office building not to exceed \$150k with \$125k financed at approximately 6%. **Second:** Artie Deyns **Vote:** All in favor

MOTION: made by Vinny D'Eusanio for the location of the new office building to be across from the game room parking lot. **Second:** Artie Deyns **Vote: Oppose:** Stan Perrier, Fred Meier, John Brynes, Bob Personette. **Approve:** Vinny D'Eusanio, Maureen Miller, Artie Deyns, Mike Smith, Iris Altreche. *Motion passed.*

NEW BUSINESS

Pam Valenza – Cingular 1 inquired about putting an antenna by the water storage tank. President Smith – opened the meeting to any property owner who wished to speak

Ron Zapasek of lot#3212 – Had kids on his property one night – called Security and it took them a long time to respond. When they did come, they sent the kids away instead of taking their information. Inquired about the lack of pay phones.

Pam Valenza – stated the phone company took all the pay phones out because they did not make money.

BUDGET

President Smith – Up until the last budget meeting there was no dues increase, but with the rising costs of fuel it was inevitable.

Fred Meier – reviewed the budget line by line.

MOTION: made by John Byrnes to accept the budget as read with basic dues at \$1,195.00. **Second:** Vinny D'Eusanio **Vote: Abstain:** Iris Altreche **Oppose:** Mike Smith **Approve:** All others. *Motion passed.*

MOTION: made by Vinny D'Eusanio to close the meeting at 1pm. **Second:** Artie Deyns **Vote:**
All in favor.

Respectfully submitted,

Karen Olsen