

September 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  
Vice President - Mark Christie  
Treasurer - Artie Deyns  
Secretary - Wendy Purdy

**Members Present**

Iris Altreche  
Vinny D'Eusanio  
Maureen Miller  
Robert Personette

**Members Absent**

Debbie Shevlin  
JoAnn Pollack

**Others Present**

Pam Valenza, Property Mgr.  
Rich Henry, Attorney

President Smith called the meeting to order at 9:05am. He asked for a Motion to approve the August 2009 minutes.

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

**Second:** Maureen Miller **VOTE:** Abstain: Iris Altreche (absent from August Meeting), Vinny D'Eusanio. All others in favor. *Motion passed.*

**Property Manager's Report**

Pam Valenza –

- Labor Day weekend – no vandalism reported, went very well
- With pre-audit figures the Bar netted approximately \$10,400 without Halloween, the Concession is ahead by approximately \$500.
- The dues raffle netted a profit of \$2,082.
- 143 propane tanks were disposed of using the free vouchers.
- Today is the last day the pool will be open.

- Lot Sales – In 2008 there were 98 sales, with 18 being current owners and 5 family transfers. This year there have been 48 lot sales so far with 5 purchased by current owners and 5 sales pending.
- 49 lots from Trails End are up for tax sale on September 23<sup>rd</sup>.
- There was 1 payment plan default in September for a total of 7 defaults out of 34.
- Received the liquor license for next year.
- Property owner from lot 2802 will address the Board regarding their daughter who was banned. Everyone has a copy of the events that led to this in their folder.
- There is a green area issue on Tribes Drive. There is a Shohola Twp. resident that owns 5 acres; he had his lot surveyed because he thought the property owner of lot 3756 cut down trees on his property. Trails End had the green area surveyed first and our surveyor said the trees were on our property. Both surveyors got together and determined the trees are on the Shohola Twp resident's property. After the survey was done, it was determined that a trailer is 5 feet into the green area.
- Vector Security contract renews on January 1, 2010 – 1½ % increase the first year, 2 ½% increase the second year, 3% increase the third year. *Discussion held.*

President Smith – Vector changed personnel, training new people, will be ready for next season.

**MOTION:** made by Artie Deyns to renew the Vector Security contract for 3 years.

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

Pam Valenza – Have an offer on a Land Co. lot #4316, the adjoining property owner would like to purchase it for \$1,000.00 plus closing costs.

**MOTION:** made by Mike Smith to approve the sale of lot#4316 for \$1,000 plus closing costs.

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

President Smith – Would like to thank all the grievance committee volunteers for their work this past season. Also, had a meeting with the Township, and Trails End is close to getting decks allowed to be built again. Trails End is going to send out an inventory list to all property owners to list everything on their lots. This was also done in 1992. The attorney, Susan Smith, is writing up Ordinance 69. This ordinance will negate all past and current litigation with the township. *Discussion held on violations.*

### **Recreation**

Maureen Miller –

- 2010 Recreation calendar is done. Dates are subject to change. It will be posted on the website.
- Distributed the main events Income/Expenses to all Board members.
- Michele Murphy added new pictures to the website.

Wendy Purdy – The New Years Eve band is booked. Tickets are on sale at the office.

Maureen Miller – Limited tickets for the Halloween party are available.

## **Security**

Mark Christie –

- 23 citations last month, mostly speeding.
- A few reported thefts, items stolen from boats.
- Five reported break-in's.
- A few disorderly conducts.
- EMT was on property twice, a bee sting & spider bite.
- Barking dog citations.

Vinny D'Eusanio – commended Bob Personette on his work with Grievance.

## **Rule Enforcement**

Bob Personette – 28 total grievances heard this season, most found guilty with maximum fines imposed. There will be another meeting scheduled this year.

President Smith – also commended Bob Personette with all his work on Grievance. Stated that the Board has no say on the outcome of Grievance decisions.

## **Land Use**

Iris Altreche – property owners are complying

## **Maintenance**

President Smith –

- Purchased a bucket truck through a contractor, went to North Carolina to pick it up & the engine blew. Contractor won't respond to phone calls and has been locked out of Trails End.
- Added excess money from the PP&L refund to the maintenance building move fund. Will draw up plans for a new building by the dump. Want to get everything off the main roads and turn the current maintenance yard into a park.

Maureen Miller – purchased the Big Wheel at a cost of \$400. It is rented twice every year, it will pay for itself.

Executive session held at 10:25am

Regular session resumed at 11:05am

## **Treasurer's Report**

Artie Deysn – reviewed monthly budget reports.

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

**VOTE:** All in favor

Reviewed 2010 budget and dues billing as submitted by the Budget Committee.

**MOTION:** made by Vinny D'Eusanio to approve the 2010 budget with a \$20 increase and adopt the 2010 dues bill.

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

**Property Owner's Time**

Lot#2934 – Asked why the minutes on the website are not updated in a timely manner.

President Smith – The minutes have to be approved the following month before they can be posted.

**Old Business**

Wendy Purdy – Fitness center equipment is scheduled to be delivered on Monday.

President Smith – Commended Wendy Purdy and Maureen Miller on Concession & Recreation.

*Discussed allowing gas golf carts.*

**MOTION:** made by Vinny D'Eusanio to approve the usage of both gas and electric golf carts.

All golf carts must be equipped with headlights and rear lights.

**Second:** Mike Smith **VOTE:** All in favor

President Smith – stated the 180 day resolution needs to be discussed.

**MOTION:** made by Mike Smith on January 2, 2010 smoking is to be banned in the entire clubhouse and not within 30 feet of the building.

**Second:** Mark Christie **VOTE:** Abstain: Maureen Miller, Against: Artie Deyns, Vinny D'Eusanio, For: Wendy Purdy, Iris Altreche, Bob Personette, Mark Christie, Mike Smith

*Motion passed*

**MOTION:** by Wendy Purdy to adjourn the meeting at 11:40pm.

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

Respectfully submitted,

Karen Olsen

**Outstanding Items**

- 180 Day Resolution