

December 9, 2006 Minutes

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting at the clubhouse on December 9, 2006.

Officers Present

Michael Smith - President
JoAnn Pollack - Vice President
Artie Deyns - Treasurer
Maureen Miller - Secretary (via telephone)

Members Present

Mark Christie
Wendy Purdy
Vinny D'Eusanio
Iris Altreche

Members Absent

Robert Personette

Members Suspended

Fred Meier

Others Present

Pam Valenza - Community Manager
Richard Henry - Attorney

President Smith called the meeting to order at 9:25a.m. Asked for a motion to approve the October minutes.

Vinny D'Eusanio – asked about the lighting ordinance. Pam Valenza stated that security was doing a check of lots and reporting back to the Board.

MOTION: by Artie Deyns to accept the October 2006 minutes. **Second:** Wendy Purdy

VOTE: All in favor

Community Manager's Report

Pam Valenza –

- Budget meeting – October 22nd – two lots attended.

- Sent annual dues out November 15th. Received a few complaints about the 6 payment plan being deleted. Collected \$54,000 of 2007 dues as of November 30th.
- The camera for the compactors has been installed. Ordered a sign stating the area is under video surveillance.
- The insurance case from the property owner who fell in the parking lot went to trial November 8th. The jury found Trails End not negligent.
- The food left over in the concession was donated to the Meals on Wheels program.
- Security (since the last meeting) – 3 unattended fires, 1 citation for fireworks, 2 speeding citations and 2 warnings, 1 illegal dumping, 1 disorderly conduct, 3 attempted break-ins, and 1 failure to follow a stop work order.
- Well 4 – the filters have been delivered, will be installed soon.
- New office – survey is done. When the builder gets the completed survey they will file for permits. Have discussed mortgage options with a few banks.

Discussion held on deck screen coverings. Coverings will be tabled for now.

Pam Valenza – Attorney’s contract needs to be renewed. \$11,000 annual retainer fee.

MOTION: made by Vinny D’Eusanio to approve Rich Henry’s contract for 2007.

Second: Artie Deysn Vote: All in favor

Pam Valenza – Accountants completed the quarterly audit.

Legal

President Smith – suggested taking Ron Bugaj to court for violating his contract.

Discussion held.

Rich Henry –

- Have the original statutory liens filed this year. Some property owners have paid and some are deeding back the property.
- Lot 4004 is in the process of deeding back. Had to get a quit claim deed as it was in the name of his company.
- Lot 427 in the process of being quiet titled.
- Hired guaranteed subpoena for service on lot#4709 to place a lien.
- The refund of \$500.00 from Shohola Township has not been received. Will send another letter.
- Magistrate Cooper fined a property owner for a roofover violation. The property owner didn’t appeal the violation within the 30 days. The property owners want Trails End to pay because we issued a permit. *Discussion held.* Trails End is not responsible.

Maureen Miller – suggested asking the property owners to come to the office if they receive violation notices from the Township.

Rich Henry –

- Waiting for dates regarding the Shohola Township case. Township filed a motion to come into Trails End to access all lots from the road. Fire Brigade – their lawyer filed a counterclaim stating the Fire Brigade owns the \$9,000 that is in Wayne Bank.

- Deck screen coverings and other issues will be included in the case with Shohola Township.
- The Township responded to the letter sent to them regarding the unapproved access to lots denying it.

Discussion held on use permits from the Township.

MOTION: made by Wendy Purdy to take Ron Bugaj to court to be refunded the \$5,000.00 that was used for charges other than what was approved. **Second:** Vinny D'Eusanio **Vote:** All in favor

Richard Henry conducted the 2007 elections. He then asked for nominations for the office of President.

Motion: by Wendy Purdy to nominate Michael Smith for President of the Board of Directors for 2007. **Second:** Vinny D'Eusanio

No other nominations made.

Richard Henry, chairperson of 2007 election, directs Secretary Miller to cast a single ballot for Mike Smith for the office of President, as there are no other nominations.

Motion: by Mike Smith to nominate Maureen Miller as Vice President for the Board of Directors for 2007. **Second:** Artie Deyns

No other nominations made.

Richard Henry, chairperson of 2007 election, directs Secretary Miller to cast a single ballot for Maureen Miller for the office of Vice President as there are no other nominations.

Motion: by Mike Smith to nominate Jo-Ann Pollack for the office of Secretary for 2007.

Second: Artie Deyns

No other nominations made.

Richard Henry, chairperson of 2007 election, directs Secretary Miller to cast a single ballot for Jo-Ann Pollack for the office of Secretary as there are no other nominations.

Motion: by Jo-Ann Pollack to nominate Artie Deyns for the office of Treasurer for 2007.

Second: Vinny D'Eusanio

No other nominations made.

Richard Henry, as chairperson of 2007 election, directs Secretary Miller to cast a single ballot for Artie Deyns for Treasurer.

Officer for 2007 – President	- Michael Smith
Vice President	- Maureen Miller
Secretary	- Jo-Ann Pollack
Treasurer	- Artie Deyns

President Smith – feels the Board is working well together. Hopes that if there are any problems they can be discussed.

President Smith – set the Board meeting schedule for 2007
No Board meetings to be held February, March or November.
April and December meetings will be held the second Saturday of the month due to
Easter and Christmas.
All other meetings to be held the third Saturday of the month.
January’s meeting will begin at 10:00a.m. All others start at 9:00a.m.

Treasurer’s Report

Artie Deyns – Reviewed the financial statements for October and November.
President Smith – take out the Fire Brigade line for 2007.

MOTION: by Wendy Purdy to pay all bills. **Second:** Iris Altreche **VOTE:** All in favor

By-laws

Continued second reading of the proposed By-Laws from page 27. Reviewed proposed
by-laws for the third reading in its entirety and made further changes.

MOTION: made by Vinny D’Eusanio to approve the By-Laws as written with noted
changes. Rich Henry is to review and then they will be sent out to the property owners.
Second: Artie Deyns **Vote:** All in favor

Old Business

Nothing at this time

New Business

Nothing at this time

MOTION: by Vinny D’Eusanio to adjourn meeting at 12:15p.m. **Second:** Jo-Ann
Pollack **VOTE:** All in favor

Respectfully submitted,

Karen Olsen