

## December 8, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday December 8, 2007 at the clubhouse.

### Officers Present

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

### Members Present

Iris Altreche  
Mark Christie  
Wendy Purdy  
Robert Personette  
Vinny D'Eusanio

### Others Present

Pam Valenza, Property Mgr.  
Richard Henry, Attorney

President Smith called the meeting to order at 10:05am. Called for a review of the October 2007 minutes.

Vinny D'Eusanio – stated that on page 2 under Campsite Control, it should state that the lots that came into compliance were from previous violation letters. In addition also on page 2 when President Smith stated the Halloween party was overcrowded, the minutes should state that Maureen Miller will check into avoiding that next year. On page 4 under President Smith's comment regarding some individuals had an issue with the dues increase the minutes should state to refer back to the September 2007 minutes.

**MOTION:** by Artie Deyns to accept the October 2007 minutes with corrections.

**Second:** Jo Ann Pollack **Abstain:** Vinny D'Eusanio (absent from October meeting)

**VOTE:** All others in favor

President Smith – need a resolution for the financing of the new office building. Half of the cost will come from Act 180 and the other half will be financed (\$88k) through Wayne Bank.

**MOTION:** made by Wendy Purdy to adopt a resolution for the purpose of constructing a modular commercial office building in the amount of \$175,500.00, the amount of \$88,000 will be mortgaged by Wayne Bank Milford, Pennsylvania for ten (10) years at the rate of 7.25% to be paid monthly from the operating budget. As per the above By-law future revenue has been pledged to Wayne Bank as security.

**Second:** Artie Deyns **Vote:** All in favor

### **Property Manager's Report**

Pam Valenza –

- Had a rash of break-ins on Crow, Paupack and Cardinal. Security believes the break-ins are from 3 different groups. Have posted additional staff and the State Police are involved.

Break from regular session at 10:25am

Regular session resumed at 10:40am

Pam Valenza –

- Security - In October 3 speeding citations, 1 unattended fire and 1 barking dog citations were issued. There were no citations issued in November.
- There were 15 new Campsite Control violations since the last meeting. 18 lots came into compliance from previous violation letters.
- The annual budget meeting was held on October 21, with 2 property owners in attendance.
- Had 100 agrees with the budget and 12 disagrees from property owner responses.
- The 2008 dues billing went out on November 15<sup>th</sup>. Received \$39,540 for 2008 dues as of December 5<sup>th</sup>, 2007.
- Pin numbers were issued and 40 property owners have changed theirs.

President Smith – need a procedure for security to use for guests coming into the gate.

Pam Valenza stated there is one in place.

President Smith – met with Vector security regarding the contract renewal. *Discussion held.*

**MOTION:** made by Vinny D'Eusano to approve Vector security contract renewal at a 2 ½ % increase for the first year. Fuel cost was raised to \$3.00 p/gal that Vector is responsible for, to be reviewed annually. **Second:** Wendy Purdy **Vote:** All in favor

Pam Valenza –

- Compactors need an overhaul. Got an estimate of \$4,861 for oil heaters for both compactors; key switches to be installed so that the compactor cannot be operated without a person operating them; it is a safety factor. Board approved the repairs.

Vinny D'Eusano – asked how much it would be to move them. *Discussion held.*

Pam Valenza – Wells – received a price for lightning surge protectors, \$525 each for the surge protector, \$1,500 each for the installation by TC Lloyd at a total cost of approx. \$12k.

**MOTION:** made by Wendy Purdy to purchase the lightning surge protectors cost not to exceed \$12,500. **Second:** Mark Christie **Vote:** All in favor

Pam Valenza –

- Layoffs have started, the recreation center project has begun, and the new office basement is in.

Vinny D'Eusanio – suggested hiring a person to watch over the construction of the new building. *Discussion held.* Will look into further.

President Smith – everyone received copies of the new By-Laws which will take effect on January 1<sup>st</sup>. Pam Valenza's contract was approved, need a motion.

**MOTION:** made by Vinny D'Eusanio to approve and sign Pam Valenza's contract for two years. **Second:** Wendy Purdy **Vote:** All in favor

### **Recreation**

Maureen Miller – Discussed the 2008 Recreation calendar. *Discussion held.*

President Smith –

- Our attorney was contacted by the township attorney stating that the Friday after Thanksgiving, the township wanted to inspect 48 lots. Denied them access. Neila Wall was elected Township Supervisor. George Fluhr is retiring.
- Lot 4042 received a stop work order for a deck that B&D builders were repairing. The property owners stated they received a verbal okay from the township. They appealed the fine to the Shohola Twp. Zoning Board and won. *Discussion held on decks.*

### **Treasurer's Report**

Artie Deyns – reviewed budgeted reports from October and November.

**MOTION:** by Vinny D'Eusanio to pay all bills. **Second:** Wendy Purdy **VOTE:** All in favor.

President Smith - set the Board meeting schedule for 2008

No Board meetings to be held February, March or November.

December meeting will be held the second Saturday of the month due to Christmas.

All other meetings to be held the third Saturday of the month.

January and December's meeting will begin at 10:00a.m. All others start at 9:00a.m.

**Legal**

President Smith – The attorney’s retainer for 2008 needs to be approved.

**MOTION:** made by Wendy Purdy to approve the 2008 retainer for Attorney Richard Henry at a cost of \$11,000 (same as 2007). **Second:** Vinny D’Eusanio **Vote:** All in favor

Rich Henry – Will list for trial the Township vs Trails End suit regarding access to Trails End. *Discussion held on Township access.*

President Smith – asked the attorney how long this process will take.

Rich Henry – approx. 3 to 4 months.

Rich Henry – Met with one set of defendants regarding the Fire Brigade suit. They state the money was taken for the cost of moving the equipment from the firehouse.

President Smith – wants a copy of the Fire Brigade minutes approving moving the trucks, officers, etc. President Smith asked the Board to vote unanimously to list the Trails End vs. Fire Brigade for trial.

Vinny D’Eusanio – asked the attorney if the Board is in agreement, can the officers from 2007 remain the same in 2008, casting one vote for all.

**MOTION:** made by Vinny D’Eusanio to re-elect the existing incumbents to hold their current seat in 2008. **Second:** Wendy Purdy **Vote:** All in favor

Officers for 2008 – President - Michael Smith  
Vice President - Maureen Miller  
Secretary - Jo-Ann Pollack  
Treasurer - Artie Deyns

Maureen Miller – stated the American Legion did have a write-up in the newspaper about Trails End’s donation.

President Smith – asked the Board about donating to the Shohola Township Fire Department. Oppose: Vinny D’Eusanio, all others in favor

Pam Valenza – Need a decision on the property owner who purchased lots at tax sale with outstanding judgments. Suggested he deed back two lots and pay for the quiet title and attorney fees and pay at least three years back dues on the third lot including attorney’s fees. *Discussion held.* Oppose: Vinny D’Eusanio. Decision tabled.

**MOTION:** by Vinny D’Eusanio to adjourn meeting at 1:05pm.  
**Second:** Wendy Purdy **VOTE:** All in favor

Respectfully submitted,  
Karen Olsen

