

December 13, 2008

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 - Maureen Miller – via telephone  
Secretary - JoAnn Pollack  
Treasurer - Artie Deyns

**Members Present**

Vinny D'Eusanio  
Robert Personette  
Wendy Purdy  
Debbie Shevlin

**Members Absent**

Iris Altreche  
Mark Christie

**Others Present**

Pam Valenza, Property Mgr.  
Rich Henry, Attorney  
William Owens, CPA

President Smith called the meeting to order at 9:00am. He asked for a Motion to approve the October 2008 minutes.

**MOTION:** by Wendy Purdy to approve the October 2008 minutes.

**Second:** Jo-Ann Pollack **VOTE:** All in favor *Motion passed.*

President Smith –Mr. Bill Owens was hired to audit the office procedures to ensure things were being run efficiently.

Bill Owens – gave background on his experience. He then reviewed the findings from the internal control audit in the office.

**MOTION:** made by Artie Deyns to accept proposal from Bill Owens to audit the year 2008. Amount not to exceed \$9,500. **Second:** Vinny D'Eusanio **VOTE:** all in favor

**Legal**

**MOTION:** made by Artie Deyns to approve the 2009 retainer for Attorney Richard Henry at a cost of \$11,000. **Second:** Wendy Purdy **Vote:** All in favor

Rich Henry –

- Went down to argue the motion by Shohola Township to hold Trails End in contempt due to an incident right before Labor Day. The Township wanted to come in and inspect 50-70 lots, but gave no reason for the inspection. Trails End refused entrance to them at that time. The Judge has not made a decision as of yet.
- The Fire Brigade matter has a trial date in March.
- The appeal regarding access that was raised in front of the zoning hearing board found against lot#5717. Pike County court heard the case and sustained the decision by the zoning board. Waiting for an argument date.
- Have a potential claim against the Township and the Shohola Fire Department since their spokesperson claimed the three fires were caused by exploding propane tanks. Will send out a letter to the Shohola Township and the Fire Department notifying them of the potential claim against them.
- Filed a zoning appeal yesterday regarding Ordinance 66 that was voted and approved at the Shohola Township's November 13<sup>th</sup> meeting. This ordinance reinstates old ordinances that were enacted, then taken out, now are enacted again.
- Filed a quiet title action on lot #1402.
- Have 7 lots that were picked up at repository sale that also need quiet titles.

Richard Henry conducted the 2009 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 2009. **Second:** Vinny D'Eusanio

No other nominations made.

Richard Henry, chairperson of 2009 election, directs Secretary Pollack to cast a single ballot for Mike Smith for the office of President, as there are no other nominations.

**Motion:** by Vinny D'Eusanio to nominate Mark Christie as Vice President for the Board of Directors for 2009. **Second:** Artie Deyns

No other nominations made.

Richard Henry, chairperson of 2009 election, directs Secretary Pollack to cast a single ballot for Mark Christie for the office of Vice President, as there are no other nominations.

**Motion:** by Mike Smith to nominate Artie Deyns for the office of Treasurer for 2009.

**Second:** Debbie Shevlin

No other nominations made.

Richard Henry, chairperson of 2009 election, directs Secretary Pollack to cast a single ballot for Artie Deyns for the office of Treasurer, as there are no other nominations.

**Motion:** by Debbie Shevlin to nominate Jo-Ann Pollack for the office of Secretary for 2009.

**Second:** Bob Personette

**Motion:** by Vinny D'Eusanio to nominate Wendy Purdy for the office of Secretary for 2009.

**Second:** Mike Smith

*At this time a paper ballot vote was conducted.*

Wendy Purdy elected Secretary for 2009.

Officer for 2009 – President	- Michael Smith
Vice President	- Mark Christie
Secretary	- Wendy Purdy
Treasurer	- Artie Deyns

**MOTION:** made by Artie Deyns to appoint Pam Valenza as Assistant Secretary. **Second:** Mike Smith **VOTE:** all in favor

President Smith – feels this Board has changed Trails End for the better. The members of the Board are all here for their love of Trails End.

Pam Valenza – Shohola Township enacted a sewer inspection fee which is \$100.

President Smith – set the Board meeting dates for 2009.

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

Pam Valenza –

- 2009 dues billing was mailed out November 15<sup>th</sup>. Have received approximately \$70k.
- Payment plans – Since the last meeting 7 more lots have defaulted. Total of 15 lots defaulted out of the original 39.
- The area experienced a bad snow and ice storm on October 28<sup>th</sup>. The power was knocked out to Trails End for 3 days, some parts for 4 days. Maintenance and security worked without heat or electric. TC Lloyd was called in to restore power and remove trees and branches at a cost of \$12,423. Had to replace a booster pump in well 3 at a cost of \$1,300. Had to hire a crane to remove a tree that was going to fall and damage trailers at a cost of \$1,050. Filed an insurance claim for debris removal and the booster pump and will be receiving \$9,842 from the insurance company. 178 lots were contacted by phone for damage done or trees down on their property.
- Permanent residents – have sent out letters to three lots in violation of the 180 day rule. The gate cards have been locked out and one more letter will go out this week.
- Met with two insurance brokers for quotes before our current insurance renews in February. Should have the quotes for the January meeting.

- Gameroom floor – commercial vinyl floor would cost \$4,580, the price includes ripping out the old floor and doing the back office and bathrooms. Epoxy would cost \$13k.
- PP & L is still charging sales tax, however the November bill this year compared to last year is down \$3k.
- Bid and won 7 lots at repository sale at \$405 each, need to quiet title them.
- Re/max sold three lots, have two lots that want to deedback.
- Re/max owes \$1,200 in rent; called Peggy will receive it by the end of next week.
- The bingo machine was installed.
- Maintenance is working on the gameroom counter.
- The chipper and the bucket truck are both in the shop for repairs. They were used a lot during the ice storm.
- 5 maintenance employees were laid off.

President Smith – The 180 day Resolution was modified by Rich Henry and passed via a phone vote.

Wendy Purdy – asked about the verbiage in the resolution. *Discussion held.* Will table resolution, the attorney will review again.

### **Treasurer's Report**

Artie Deyns – reviewed monthly budget report. Stated there will be a 30% increase in electric due to a PP&L increase in 2010.

**MOTION:** by Debbie Shevlin to pay all bills. **Second:** Vinny D'Eusanio

**VOTE:** All in favor

President Smith – the Committees and the chairpersons will remain the same from 2008. Asked for more involvement from Board members.

### **Old Business**

Nothing at this time.

### **New Business**

Nothing at this time.

**MOTION:** by Vinny D'Eusanio to adjourn the meeting at 11:30am.

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

Respectfully submitted,  
Karen Olsen