

December 12, 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

Vinny D'Eusanio
Maureen Miller (via phone)
JoAnn Pollack
Debbie Shevlin
Robert Personette

Members Absent

Iris Altreche

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 October 2009 minutes. Iris Altreche is excused from this meeting.

MOTION: by Mark Christie to approve the October 2009 minutes.

Second: Mike Smith **VOTE:** Abstain: Bob Personette, Debbie Shevlin (absent from October meeting) All others in favor. *Motion passed.*

President Smith then turned the meeting over to Attorney Henry for re-organization for 2010.

Attorney Henry asked for a nomination for the office of President..

MOTION: made by Bob Personette to re-elect the existing incumbents to hold their current seat in 2010. **Second:** Vinny D'Eusanio **Vote:** All in favor

Officers for 2010 – President - Michael Smith

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

Attorney Henry returned the meeting to President Smith.

Property Manager's Report

Pam Valenza –

- 5 lots attended the annual budget meeting.
- Of the Budget mailing responses, 100 agreed, 17 disagreed
- 2 – 2009 GMC pick-ups have been delivered. The cost was \$51,725.00. A phone/e-mail vote was previously taken, need a Motion for the minutes.

MOTION: made by Vinny D'Eusanio to purchase the 2 2009 GMC pick-ups for \$51,725.00

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

Pam Valenza – the 2001 GMC was sold with the plow for \$7,700.00.

MOTION: made by Vinny D'Eusanio to place the \$7,700 and the money from the van when sold into the vehicle replacement fund.

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

Pam Valenza –

- Purchased the gas golf cart for \$4,200.
- Letter to Sam Angert's family regarding the donation of their dues was sent, no response as of yet.
- Payment plans – 2 defaulted in Nov., 3 in Dec. Total of 12 out of 34 have defaulted.
- 2010 dues bills were mailed out on Nov 17th. 100 lots have paid in full.
- Auditors will begin Dec. 16th.
- Purchased new Accounting software from the Act 180 fund as agreed upon. Will have our computer company install. Will run both systems for a time.

Discussion held on payment plans.

MOTION: made by Vinny D'Eusanio to change payment plan to the last payment due 9/30.

Second: Artie Deyns **VOTE:** all in favor

Pam Valenza –

- 6 letters were sent to suspected permanent residents. Lt. Link had counted one suspected permanent resident's contractor passes as resident passes. Two sent other residence evidence, but the Attorney said it is not sufficient. Two separate property owners own two full dues lots each. Sent a letter asking them to comply before any further legal action is taken.
- PP&L will have a 30% increase in 2010. Now individuals can shop for electric. After some research, changed service and will save approx. \$30k in 2010.

- The clubhouse heating system broke down and our vendor said it must be replaced. It is 20 years old. Have two proposals.

Legal

Richard Henry –

- Have bid and won two sheriff sales, will work on quiet titles.
- Continue to work with Shohola Twp. There is a meeting on Thursday to hopefully finalize everything.
- An Attorney that is also a resident of Shohola filed a complaint against the Walls and the Twp. The Walls hired Trails Ends former Attorney, Ron Bugaj.
- The Fire Brigade trial is the end of January.
- Working on deedbacks. Have an \$8k check for a sale of one lot.

MOTION: made by Artie Deyns to renew Attorney Henry's 2010 contract for \$11k.

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

Attorney Henry – Had to resubmit to the LCB for the liquor license. Have since received it.

Pam Valenza – Cont'd.

- One proposal for the heat/ac system in the clubhouse from Rich Service was for a gas system at \$9,700, the electric is \$8,258, which includes labor and warranty for 5 years. The other proposal was from Tulyea for an electric system at \$11k plus \$1,300 for a 10 year warranty. *Discussion held.* Will get a price for a gas system from Tulyea.
- Dime Bank is asking for a resolution signed by Trails End officers.
- Lot 2905 deeding back, can clean up the lot.
- Purchased lots 4625 & 5733 through the repository sale at \$418 each.

Vinny D'Eusanio – suggested offering lot 4625 to the adjoining neighbors for \$100 if they clean it themselves.

MOTION: Made by Vinny D'Eusanio to offer lot 4625 to the adjoining neighbors for \$100 with the stipulation that they clean up lot 4625 by Labor Day of 2010. Whichever lot responds first gets the lot.

Second: Debbie Shevlin **VOTE:** All in favor

Pam Valenza –

- Lot 5016 is being cleaned up.
- Purchased a new gas stove for the concession. The old one was falling through the floor and almost caught fire. Tiled under the new stove.
- Doing renovations and painting in the clubhouse.

Property Owner's Time

Lot # 3415 – Stated that Don & Neila Wall were on the news again & they have an arbitrator for their case.

Executive session held at 10:15am
Regular session resumed at 10:25am

Grievance

Bob Personette – tried to put together another meeting before the winter but that didn't work out. Will have one in the spring.

Pam Valenza – Security caught on camera a property owner moving rocks in order to bypass coming in through the gate. The property owner has to meet with the board.

Concession

Nothing at this time

Bar

Pam Valenza –

- Bar is being remodeled, moved the ice machine into the bar.
- The desk in the fitness center was removed and the door to the bathroom was moved.
- New liquor closet where the old office window use to be.

Security

Mark Christie –

- Lt. Link is no longer here, Sgt. Grazick is now the site supervisor.
- Six citations since the last meeting. 3 for trespassing, 1 unattended fire, 1 discharge of a projectile (bow & arrow), 1 speeding.
- The 1997 Dodge van's mirror was broken while out on Rte 6 for sale.
- 18 investigations of break-ins, 14 break-ins actually occurred. Majority of which the State Police are involved in.
- A trailer by the gatehouse was broken into and an unknown individual was living in it.
- Lot#3804 had the Game Commission in to get a bear poached on another property outside of Trails End.

President Smith – Wayne Robertson contacted us when Lt. Link was let go. He said the new site supervisor will be fully trained by Memorial Day.

Recreation

Nothing at this time.

Land Use

Nothing at this time.

Maintenance

President Smith –

- The new 2009 trucks were delivered. Stated he will not tolerate the abuse of the vehicles.

- Knows of a 25 passenger mini bus for sale for \$10k. *Discussion held.* Will look into.
- Swim team has had no deposit after Labor Day recorded in the bank. The checkbook has to be kept in the office.

Treasurer's Report

Artie Deyns – reviewed monthly budget reports.

President Smith – asked about office salaries being over by \$195.00 *Discussion held on personnel.*

Pam Valenza – there are two security guards on from 4-11pm everyday now.

MOTION: by Vinny D'Eusanio to pay all bills.

Second: Mark Christie **VOTE:** All in favor

Maureen Miller – asked about the restrictive covenants. *Discussion held.*

Wendy Purdy – Doesn't think the delivery people will come back to rearrange the fitness equipment.

Old Business

Nothing at this time

New Business

Debbie Shevlin – asked about the rules for lights being left on.

Pam Valenza – the property owner's missing strobe light was replaced by Security.

MOTION: by Vinny D'Eusanio to adjourn the meeting at 11:35a.m.

Second: Mark Christie **VOTE:** All in favor

Respectfully submitted,

Karen Olsen

Outstanding Items

- 180 Day Resolution