

## January 19, 2008 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday January 19, 2008 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  
Debbie Shevlin

### Members Absent

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 December 2008 minutes. He then stated that under the new By-Laws there will be a roll call before each meeting. Vinny D'Eusanio is absent due to a schooling conflict; Bob Personette is absent due to his son's surgery.

**MOTION:** by Wendy Purdy to accept the December 2007 minutes.

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

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

Pam Valenza –

- December was a quiet month, had over 3 feet of snow so far.
- No reported break-in's since the last meeting. Investigations are still ongoing.

- A few collapsing structures were reported to the property owners.
- Collected \$615k in 2008 dues. Have purchased four repo agreements to come due in the summer.
- 2007 audit began last week.
- February 1<sup>st</sup> the insurance renews, copies of the policies with costs are in each board member's folder.

**MOTION:** by Artie Deyns to renew the insurance for 2008. **Second:** Mark Christie  
**VOTE:** all others in favor

Pam Valenza –

- The push and hold button for the compactors has been installed.
- The teen center is almost done. The windows, doors and ceiling are in. Need siding and the A/C installed. Cost so far is \$7k.
- Clubhouse door poolside was installed.
- The new office will be backfilled on Tuesday, electric pole is up and will be run soon.
- New Years Eve party went well and cost Trails End a little over \$500.00.
- DEP inspector was here and gave good reports on Wells 2 & 4.

President Smith – all Board members have a copy of the oath of office, verification of lot use and a confidentiality agreement.

Attorney Henry verbally administered the Oath of Office to Board Members. All Board members will sign the written oath of office and keep on file at the office.

### **2008 Committees**

Grievance – Bob Personette, Jo Ann Pollack  
 Recreation – Wendy Purdy, Maureen Miller  
 Bar/Concession – Artie Deyns, Vinny D'Eusanio  
 Sewer/Long Range – Vinny D'Eusanio, Bob Personette  
 Entertainment – Wendy Purdy, Maureen Miller, Artie Deyns  
 By-Laws/Covenants – Maureen Miller, Jo Ann Pollack  
 Maintenance – Michael Smith, Vinny D'Eusanio  
 Security – Mark Christie, Vinny D'Eusanio  
 Contracts – Michael Smith, Vinny D'Eusanio, Artie Deyns  
 Land Use – Iris Altreche, Debbie Shevlin

*President Smith held a discussion on the roles of Board members as employees.*

### **Treasurer's Report**

Artie Deyns – reviewed budgeted reports from December.

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

*Discussion held on the plan of moving maintenance and garbage off the main road.*

**Legal**

Rich Henry – have a precipe to have the Fire Brigade and the Township matters on the trial list. Have an argument date set for the pending zoning matter on February 26<sup>th</sup>. Both counsel for the fire brigade and the township have objected to the trial listing claiming they still want to do discovery. Will ask the Judge to give status answers on both matters and list for trial.

**Recreation**

Maureen Miller – contacting professional dealers for casino night. Looking to have three comedians for comedy night.

**Entertainment**

Wendy Purdy – Will have a Frank Sinatra impersonator the same night as 90 Proof.

Jo Ann Pollack – asked about the fitness center.

President Smith – wants to take time developing it. Have to decide on age groups, hours, attendant. *Discussion held.*

**Old Business**

Nothing at this time.

**New Business**

Nothing at this time.

**MOTION:** by Wendy Purdy to adjourn meeting at 11:15pm.

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

Respectfully submitted,  
Karen Olsen