

January 28, 2012

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting on Saturday January 28, 2012 in the association office building at 10:00a.m.

**ROLL CALL:**

**Officers Present:**

President – Mike Smith  
Vice President – Robert Personette  
Treasurer – Jo-Ann Pollack  
Secretary – Wendy Purdy

**Members Present:**

Iris Altreche  
Vincent D'Eusanio  
Arthur Deyns  
Gerrylynn Haak  
Debbie Shevlin

**Others Present:**

Pam Valenza, Property Manager  
Richard Henry, Attorney

President Smith called the meeting to order at 10:00a.m. Stated as there are now 9 board members Pres. Smith will not be voting on any motions except in a tie situation. Asked for a motion to accept the December 2011 minutes.

**MOTION:** by Wendy Purdy to approve the December 2011 minutes. **Second:** Jo-Ann Pollack **VOTE:** Abstain: Iris Altreche, Debbie Shevlin All others: in favor.

**Motion:** by Artie Deyns to engage Richard Henry as the association's attorney for 2012 and approve the proposed retainer. **Second:** Debbie Shevlin **Vote:** All in favor

**Property Manager's Report**

Pam Valenza –

- Dues – As of January 26, 2012 we have collected \$805k in current year dues. Last year on January 26<sup>th</sup> we had collected \$852k. This is probably due to timing as there are checks that need to be deposited Monday. Four repo agreements have been purchased so far to come due May, June, July and August.

- The auditors have been here twice and the audit is continuing. The auditors bring a staff of 3 – 4 accountants with them so they are here less days than previous years. Pres. Smith stated he spoke with William Owens (auditor) at length and the auditor is pleased with the improvements being made and the office staff is doing a good job.
- Permanent Residents — have two lots on lock out and one lot was advised they were approaching the 180 day mark and appeared to have stopped accessing their lot. Continuing to monitor through the winter.
- Water testing – DEP required new testing in 2011 and Clint Frisbie applied for waivers back in April 2011. We have finally received the waivers for the last quarter of 2011. Trails End was the only facility in Pike County to apply for the waivers. It cost Trails End an additional \$25,000 for this testing and the last quarter has now been waived. We do not have to test in 2012 or 2013 and will reapply for the waivers for 2014.
- Comfort Station 3 is being refurbished – walls had to be replaced, floors re-done, toilets and sinks replaced.
- Insurance renewals – Every board member has a summary of the new rates in their folder. Trails End has a \$9 million umbrella policy. Right now the Directors & Officers coverage is at \$5 million bringing the total coverage to \$14 million. The quotes are for \$2 million and \$1 million in lieu of the \$5 million. The deductible for this policy is \$5,000 except for Employee Practices the deductible is \$10,000. **MOTION:** by Vinny D'Eusanio to renew the insurance policies as is until Attorney Henry reviews the umbrella policy and advises. **Second:** Gerrylynn Haak **VOTE:** All in favor
- Pools – received two bids – everybody has a copy in their folder – The delifol lining lasts 20+ years is basically a new shell and the cracks do not have to be repaired. Diamond buffing is sanding the plaster to a smooth finish and should last 5 – 7 years or re-plastering with either marcite or quartz. Pool covers are also included in the different bids. There is a price to replace the concrete around the upper pool for \$29,000. If skimmer baskets need to be replaced the cost would be an additional \$4,000. Discussion.
- **MOTION:** by Vinny D'Eusanio to retain Woods Pools to diamond buff the lower pool at a cost of \$10,126 and delifol the baby pool for \$5518.00. Will decide on upper pool via e-mail. **Second:** Bob Personette **VOTE:** All in favor
- Last year at this time we had 138 lots in arrears. As of Jan. 25<sup>th</sup>, 2012 there are 135 lots in arrears. This is 8% of total lots.

Oath of Office administered to all board members by Attorney Henry.

### Legal

Richard Henry –

- The Temer case is going to arbitration.
- DePolito Masonry – The mason did not have insurance coverage at that time. Will obtain a judgment and proceed legally.
- Discussion on contractors posting bonds.
- Working on deedback – there are 9 in process.
- Working on lot 4539 and filing the correct legal paperwork for inheritance laws.

- Quiet titles on the Land Company lots are finally complete.
- Discussion on Attorney Henry collecting delinquent dues and being paid from what is collected.

### **Treasurer's Report**

Jo-Ann Pollack –

Reviewed the budget report as of December 31, 2011. These are pre-audited figures – \$17,651 is net income; concession is down by \$4200; the bar was up by \$12,000. Waiting for the 2011 audit to be complete.

**Motion:** by Artie Deyns to pay all bills. **Second:** Iris Altreche **VOTE:** All in favor

### **Rules Enforcement**

Bob Personette –

Reviewed the fine schedule ; discussion held on proposed fine changes. Will revisit at the next Board meeting.

### **Security**

No report given.

### **Recreation**

Wendy Purdy –

Entertainment schedule is moving along. The band The Cadillacs are no longer together. Asked about issuing checks to band members individually.

Gerrylynn Haak – New Year's Eve at the clubhouse was a success. Had about 60 people there and would like to do it again this year, but would like a DJ. Pres. Smith asked Gerrylynn Haak to report to the board regarding the swim team.

### **Land Use**

Iris Altreche –

Would like lot #'s on the summary report each month. Land Use is continuing during the winter months but property owners are given extensions due to weather.

### **Old Business**

Pres. Smith – still obtaining information on bar codes for vehicles, badges, etc.

Artie Deyns – asked about cameras for the compactor area – discussion.

### **New Business**

None

**MOTION:** by Vinny D'Eusanio to adjourn the meeting at 12:30p.m. **Second:** Artie Deyns **VOTE:** All in favor

Respectfully submitted,

Pamela Valenza

