

## **April 14, 2007 Minutes**

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting at the clubhouse on Saturday, April 14, 2007.

### **Officers Present**

Michael Smith - President  
Artie Deyns - Treasurer  
Jo-Ann Pollack - Secretary

### **Officers Absent**

Maureen Miller - Vice President

### **Members Present**

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

### **Members Suspended**

Fred Meier

### **Others Present**

Pam Valenza - Community Manager  
Richard Henry - Attorney

President Smith called the meeting to order at 9:05a.m. Asked for a motion to approve the January minutes.

Vinny D'Eusanio – said the time noted on page 3 should state 11:35am.

**MOTION:** by Mark Christie to accept the January 2007 minutes with the correction.

**Second:** Vinny D'Eusanio **VOTE:** All in favor

President Smith – stated the phone vote for a property owner purchasing an adjoining lot from the Land Company should be recorded in the minutes.

Pam Valenza – the offer was for \$3,000 for lot 4004 from lot owners of 4005. They wanted Trails End to include the removal of the trailer. Board by phone/e-mail vote counter offered with \$4,000. Offer not accepted and the lot went to Re/Max to sell.

### **Community Manager's Report**

Pam Valenza –

- Fire destroyed lot 114 – minimal damage to other lots. Response time was 12 minutes. Security opened the old gate, which saved quite a bit of response time.
- Security – some reports of vandalism. Comfort Station 8 vandalism violation was paid and cleaned up as Lt. Perrera determined who the violator was. Had a trespassing violation for a property owner walking in from Route 6 – was paid.

President Smith – need in the spring mailing that property owners must swipe at the gate or it will be considered trespassing.

Pam Valenza –

- 3 speeding citations, 2 broken windows, 1 reported break-in, a no permit citation was given, but the property owner did have a permit.
- 10 letters were sent to suspected permanent residents. 4 vacated, 2 do have primary residences, 3 were sent letters from the attorney, lot 303 has not responded.

*Discussion held on lot 303.*

Rich Henry – suggested Trails End send a 30 day notice that services will be terminated at 303. Lot 303 filed for bankruptcy last year and fines could not be issued. At that time, the owner stated through their attorney they would be selling and/or vacating the lot. This has not occurred.

**MOTION:** made by Wendy Purdy to hand deliver a letter to lot 303/304 that Trails End will be terminating the electric and gate cards in 30 days. **SECOND:** Vinny D'Eusanio  
**VOTE:** All in favor

Pam Valenza – asked about contractors being directly responsible for their violations.

*Discussion held.*

**MOTION:** made by Vinny D'Eusanio to issue citations to any contractor violating the rules and regulations, by-laws in Trails End. Any appeals will be in front of the Board.  
**SECOND:** Mark Christie **VOTE:** All in favor

Pam Valenza – will be starting the spring mailing this week. Please e-mail with any input.

President Smith – the compactor area is a disgrace. Wants only citations issued, no more warnings for dumping outside the compactors.

### **Legal**

Rich Henry –

- One letter was sent to property owner's attorney for permanent residency violation.

- The Shohola Twp. Zoning Board ruled against the property owner regarding the stairs/platform to her trailer. The case will go to Pike County Court.
- There is a legal argument scheduled for Monday April 23<sup>rd</sup> regarding Shohola Township at 9:00a.m. Rich Henry needs President Smith to attend.

**MOTION:** made by Mark Christie to approve payment of President Smith's salary for one day in order for him to attend court. **SECOND:** Jo-Ann Pollack **VOTE:** all in favor

- Have three quiet titles. We received the deed for one lot, the other two the court denied, having trouble tracking the previous owners.
- Fire Brigade – One party offered to pay 1/3 of the money back. One party (two parties being sued for the money) is claiming they don't know what was done with the money. Will go to arbitration.

### **Property Owner's**

Lot #3638 – Bought lot at tax sale, asked for a reduction in the amount of back dues owed. *Discussion held.* Pam Valenza will look into.

### **Grievance**

Bob Personette – Several grievances are being held this afternoon.

### **Treasurer's Report**

Artie Deyns – Reviewed the financial statements for January, March and February.  
 Pam Valenza – Have purchased 8 repo agreements in increments of \$100,000. 253 property owners have not paid anything towards there 2007 dues. 2006 Audit - have \$48,700 in excess income. Board agreed \$12,000 was earmarked for the hydraulic system and plow for the new truck; balance will go into Capital Reserves.

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

**MOTION:** made by Wendy Purdy to place excess income into Capital Reserves after expenditures. No second – motion tabled until next meeting.

President Smith – stated himself, Artie Deyns and Mark Christie will sit on the committee for financing the office.

Executive session held at 10:35am  
 Regular session resumed at 11:20am

President Smith – stated Artie Deyns will sit on the Bar/Concession committee instead of Wendy Purdy. Wendy Purdy will sit on the Land Use committee instead of Artie Deyns.

### **Campsite Control**

Pam Valenza – met with security and changed procedures. Have a new officer in charge of Campsite Control and they have submitted 60 new violations just this past week. Lots 649, 924, 1109, 1304, 4056, 4605 and 4801 are abandoned and must be read into the minutes. We will then send them a certified letter asking them to remove the trailer within thirty days. If there is no response, Trails End will remove the trailer and charge the property owner.

*Discussion held.*

Vinny D'Eusanio – stated Trails End should sheriff sale the lot before pulling the trailers.

President Smith – asked Pam Valenza to get a price on a sheriff sale from the attorney.

Mark Christie – asked what Trails End is doing about abandoned vehicles.

Pam Valenza – replied that we send them letters to remove, then place a fine monthly on their account if they do not respond.

### **Old Business**

Mark Christie – stated there is a big need for more speed bumps.

### **By-Laws**

President Smith – will review with the attorney and contact all Board members with any changes/suggestions.

### **New Business**

. Suggested that Trails End uses the TIA fund to pay kids to litter pick.

President Smith – Stated Trails End should bring back the community service for kids who have committed a violation and have them litter pick.

Mark Christie – need new lifeguard stands as the others are falling down.

Pam Valenza – Had to replace Well 4's pump and motor at a cost of \$7,500.

Board agreed funds will come from Capital Reserves.

**MOTION:** by Vinny D'Eusanio to adjourn meeting at 12:00p.m.

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

Respectfully submitted,

Karen Olsen