

April 18, 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
Secretary - Wendy Purdy
Treasurer - Artie Deyns

Members Present

Robert Personette
Jo-Ann Pollack
Debbie Shevlin
Iris Altreche
Maureen Miller

Members Absent

Vinny D'Eusanio

Others Present

Pam Valenza, Property Mgr.
Rich Henry, Attorney

President Smith called the meeting to order at 9:09am. He asked for a Motion to approve the December 2008 minutes.

MOTION: by Artie Deyns to approve the December 2008 minutes.

Second: Wendy Purdy **VOTE:** Abstain: Mark Christie, Iris Altreche (absent for the December meeting) All others in favor *Motion passed.*

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.

Legal

Rich Henry –

- The appeal regarding lot#5717, we filed a motion for reconsideration and are still waiting to hear a decision.
- Filed an appeal regarding Ordinance 66, the Township moved to adopt Ordinance 67 which is basically the same as 66, at their March meeting. Pam Valenza and Rich Henry attended the meeting on advice from Attorney Susan Smith to voice concerns regarding Ordinance 67. Filed an appeal of Ordinance 67.
- The arbitration trial regarding the Fire Brigade funds is being held next Friday.
- The potential claim against the Township and the Shohola Fire Department for slander has a possible second summons for slander. Clint Mahlzan retired and commented that Trails End was the main cause for this, since Trails End property owners were threatening him. Will file the summons and set up depositions.

President Smith – Trails End won the contempt charge filed by the Township when they were denied access. The zoning officer must show documents, i.e. permits, signed complaints.

Discussion held on Township access issues.

Rich Henry – Delinquent dues – used to file statutory liens against property owners owing two or more years in dues. Suggested filing magistrate complaints instead which can be done by the office. They are harder to do, but easier to execute on. Also suggested reporting the liens to TRW.

Property Manager's Report

Pam Valenza –

Lot # 4704 – stated he attended the court hearing against him regarding his deck. There was no hearing, no fine and is getting a certificate of use for his deck in the mail soon.

Pam Valenza –

- Had over 50” of snow this past winter.
- Dues are still coming in. Last years collection was ahead by 2% at this time.
- Purchased eight repo agreements, which was the same as last year.
- Property owners that have made no payments for 2009 were sent reminder letters on April 1st. 333 letters were sent, 339 letters were sent last year.
- 11 payment plans so far this year, seven of which are on for a second time.
- Wayne Bank has a check scanning system, which would allow us to deposit checks right away. Cash would still need to be brought to the bank. An employee from the bank will train the office how to use it.
- Insurance was renewed, saved \$34k.
- Four of the alleged permanent residents have complied.

Lot#3821 – stated he enjoys Trails End and has a permanent residence in Dingman’s Ferry so he feels he should not have to leave Trails End for 6 months. He also stated the Township fined him for his roof over, but then he received a letter from the Township saying he can keep the roofover.

President Smith – Told the property owner of lot #3821 he violated the 180 day rule and must leave Trails End for 6 months to be in compliance.

Pam Valenza –

- The audit was received this past week and is being reviewed.
- Need a clarification on motor homes being stored on lots that already have a trailer.
Discussion held. Will revisit at the next meeting.
- Lt. Chudley gave a months notice of her leaving. Her replacement will be Corporal Link.
- The refund of sales tax paid to PP&L has been approved. Should be receiving a check for approx. \$44k. Not paying sales tax should save Trails End \$16k a year.
- Steve Bdaric, formally of TC Lloyd, has started his own company. Can provide the same services for 10-15% less.

President Smith – placed a bid on a bucket truck at an online auction but the reserve was not met. Bid again the next week, but the price went too high.

Pam Valenza –

- Game room floor was replaced, a drop ceiling was installed and A/C was put in.
- The toilets in the clubhouse were replaced at a cost of \$1k.
- Concession – a new grill table was purchased for \$900. Has not come in yet.
- The new filter system for the lower pool will be installed next week. The piping for the baby pool had to be done so there is access to the new filter system.
- The old office was repainted and the carpet replaced.

Discussion held on the proposed fitness center. Pam Valenza is to get prices for a card reader and equipment for the fitness center.

Pam Valenza –

- A maintenance employee had an accident with a Trails End truck while doing personal business in Lords Valley. No one was hurt in the accident and he wasn’t speeding. A citation was issued to the employee for following too closely. He was suspended for three days with no pay.

President Smith – opened the meeting up to the property owners. No responses.

Treasurer’s Report

Artie Deyns – reviewed monthly budget reports. Saved approx. \$2k a month in electric being in the new office.

President Smith – the pool will not be heated for Memorial Day weekend.

Pam Valenza – the new pool slide and drain covers will be installed soon.

MOTION: by Mike Smith to pay all bills. **Second:** Wendy Purdy

VOTE: All in favor

Grievance

Bob Personette – Have nine outstanding grievances, two of which are from last year. The next meeting will be after the Board meeting on May 16th.

President Smith –

- Grievance members need to be stern with speeding citations.
- Should have in the Happenings and spring mailing about the helmet law and speeding will not be tolerated.
- After the June meeting will be Trails End environmental day and the dedication to Mary Jane. Maintenance did the landscaping for the memorial and saved Trails End money.

Recreation

Wendy Purdy – The entertainment for Saturday nights have been booked. Working on Friday's nights with the leftover money.

Maureen Miller –

- Would like this year's fundraiser to be the Make-a-Wish foundation.
- Will have some calendars ready for the Memorial Day weekend.
- The pig roast theme will be Woodstock.
- Multicultural night will be July 11th.

Bar/Concession

Pam Valenza – will be taking an online course regarding the bar for insurance purposes. Vinny D'Eusanio will be taking it also.

Security

Mark Christie –

- February – there were seven citations issued. Two were for dumping and five for speeding.
- March – several reports of vandalism, two sets of propane tanks were stolen, a grill was stolen and a pop-up trailer was stolen from a lot.
- At the end of March an individual came to the gate and pressed the button for patrol to return to the gatehouse. He waited 40 minutes before patrol came back. After an investigation, it turns out the transmit from Hamlin was not being received by patrol. It has since been fixed. *Discussion held.*

President Smith – stated security should check the transmit daily.

Old Business

President Smith – the Resolution regarding the 180 day rule will be revisited at the next meeting when the Attorney is present.

New Business

Wendy Purdy – asked why Trails End does not allow gas golf carts.

President Smith – the gas golf carts go faster. Asked that everyone keep Chris Miller, Maureen Miller's grandson, in their prayers after his accident. Trails End donated a gift certificate to a local restaurant to his family.

MOTION: by Artie Deyns to adjourn the meeting at 11:35am.

Second: Maureen Miller **VOTE:** All in favor

Respectfully submitted,
Karen Olsen