

May 16, 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
Secretary - Wendy Purdy
Treasurer - Artie Deysn

Members Present

Iris Altreche
Vinny D'Eusanio
Maureen Miller – via telephone
Robert Personette
Jo-Ann Pollack
Debbie Shevlin

Officers Absent

Vice President - Mark Christie

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 April 2009 minutes. Maureen Miller stated the minutes do not state that she attended the April meeting.

MOTION: by Wendy Purdy to approve the April 2009 minutes with changes.

Second: Jo-Ann Pollack **VOTE:** Abstain: Vinny D'Eusanio (absent for the April meeting)
All others in favor *Motion passed.*

Property Manager's Report

Pam Valenza –

- Dues collection is about the same as last year. 71 lots owing full dues and 17 lots owing partial dues were disconnected.

- 34 lots asked for payment plans, 3 of which defaulted right away. 8 of those 34 are second requests for a payment plan.
- Have 28 lots owing two years dues ready for judgments.
- Purchased 10 repo agreements.
- Received the sales tax refund from PP&L in the amount of approx. \$44k.
- Spring mailing was sent out last Saturday along with vouchers for free tank removal.
- There was a theft of a camera, all the components to it and a camcorder at the gatehouse. Vector investigated, there was no conclusive proof as to who actually stole the items. Vector has replaced everything. Lt. Chudley has resigned and Corporal Link is the site supervisor.

President Smith – stated he came through the gatehouse one evening and the guards were both watching television.

Pam Valenza –

- Lower pool filter system is almost complete, it will be cleaned and the slide installed. The upper pool has been cleaned and filled.
- Maintenance is repairing sewer lines. Navaho is almost complete and there are 20 lots on Mohican that need to be repaired.
- Speed bumps and stop signs have been installed on the corner of Clubhouse Drive. Obtained a price on a 4' high vinyl chain link fence for in front of the playground at a cost of \$2,775.

Discussion held. Will get prices on a 5' and 6' high fence also.

MOTION: made by Vinny D'Eusanio to approve the cost of a 5' to 6' high brown chain link fence from the entrance of the clubhouse to the entrance of the upper pool parking lot (replacing the wooden one) with the monies to come from the sales tax refund. **Second:** Debbie Shevlin
VOTE: all in favor

Pam Valenza –

- Gypsy moth spraying will be done in May or June depending on weather.
- Vector came in to look at the old office for a gate card reader. Have not received a quote yet but it would involve purchasing software or networking with the gatehouse, both of which would be expensive. Will look into an alternative method as well.

President Smith – suggested charging for the cost of the cards for the fitness center. The fee would be what the cards cost Trails End.

Pam Valenza –

- Need clarification on the lots with trailers and a motorhome. *Discussion held.* Motorhomes cannot be hooked up to the water or electric and used for transportation.
- Need to add whistleblower policy to our personnel policy. *Reviewed policy.*

MOTION: made by Mike Smith to adopt the whistleblower policy into the personnel policy as corrected. **Second:** Jo-Ann Pollack **VOTE:** all in favor

President Smith – need to discuss the 180- day resolution. *Reviewed and discussed the resolution.*

MOTION: made by Vinny D'Eusanio to adopt Resolution 2009-01 regarding the 180 day rule with changes.

Second: Mike Smith **VOTE:** *Motion tabled*

Legal

Rich Henry –

- The office is going to file magistrate suits for outstanding dues instead of statutory liens normally filed by the Attorney.
- The arbitration trial regarding the Fire Brigade funds was scheduled for April 24th. Three days before the litigation, they filed a motion to continue saying they had a witness that could not attend. It has been moved to October.
- The appeal filed by the Township regarding access to Trails End, the Court determined Trails End was correct in requiring documents.
- The hearing on the appeal of Ordinance 67 will be sometime in July or August.

President Smith – Twice since that Don Wall has come in, he has had all required paperwork.

Rich Henry – discussed Shohola Township ordinances and Trails Ends appeals of them.

Treasurer's Report

Pam Valenza – reviewed the audit with the accountants, need some changes. Do not have a final report yet.

Artie Deyns – reviewed monthly budget reports.

President Smith – Suggested that the \$44k refund of sales tax be placed in the Maintenance Building fund.

MOTION: made by Mike Smith to place the remainder of the sales tax refund into the Maintenance building fund. **Second:** Vinny D'Eusanio **VOTE:** all in favor

Artie Deyns – the electric line is way down from last year.

Discussion held on tarp resolution.

MOTION: made by Mike Smith to adopt Resolution 2009-01 which states: Tarps and plastic covers are prohibited over trailers, screened enclosures, sheds and any other structures without Association permission and then only in emergency situations for 30 days. Brown tarps can be used for the period from Labor Day through Memorial Day. **Second:** Vinny D'Eusanio **VOTE:** all in favor

MOTION: by Wendy Purdy to pay all bills. **Second:** Debbie Shevlin

VOTE: All in favor

Recreation

Maureen Miller – calendars will be available Memorial weekend

Wendy Purdy – The entertainment for Saturday nights have been booked, some Fridays and still have some money left over.

President Smith – suggested the nights of entertainment, have people donate a can or a fee for the food banks.

Maureen Miller – stated the events that cost money, people will also need to bring a can for admission.

Rule Enforcement

Bob Personette – Have nine outstanding grievances. The next meeting will be scheduled soon.

President Smith – asked the Board to review the Rules and Regulations.

Security

Pam Valenza – 4 speeding citations were issued, no break-ins were reported, but a patio table and 6 chairs were stolen from a lot.

Land Use

Iris Altreche – 13 1st letters and 7 2nd letters were sent for various violations.

President Smith – Lot #4041 who was using the green area was supposed to come to the April meeting. They didn't show, so fine will be imposed.

Bar/Concession

Pam Valenza – ready for Memorial weekend.

Maureen Miller – The pig roast will be July 18th from 3-7pm.

Sewer/Long Range Planning

President Smith –

- Maintenance is catching up on water/sewer leaks.
- Been bidding on a bucket truck for a few weeks, bids have not been accepted.
- Planning on getting Maintenance and the compactors off the main road.

Maureen Miller – commented on the beautiful job on the floor in the gameroom.

Old Business

Discussed the fitness center. Wendy Purdy to get together with the committee.

President Smith – would like the main part of the old office the fitness center and Pam’s old office half for recreation and half for the swim team.

Pam Valenza – the Re/Max trailer is getting old and starting to fall apart. Maintenance recently replaced a wall.

New Business

Maureen Miller – need volunteers from the Board for dealers for casino night.

MOTION: by Jo-Ann Pollack to adjourn the meeting at 11:30am.

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

Respectfully submitted,
Karen Olsen