

July 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

Officers Absent

Secretary - Wendy Purdy
Treasurer - Artie Deyns

Members Present

Vinny D'Eusanio	Iris Altreche
Maureen Miller	Robert Personette
Debbie Shevlin	JoAnn Pollack

Others Present

Pam Valenza, Property Mgr.
Rich Henry, Attorney

President Smith called the meeting to order at 9:10am. He asked for a Motion to approve the June 2009 minutes.

MOTION: by Maureen Miller to approve the June 2009 minutes.

Second: Vinny D'Eusanio **VOTE:** Abstain: JoAnn Pollack, Iris Altreche, Bob Personette, Mark Christie (absent from June Meeting) *Motion tabled.*

Property Manager's Report

Pam Valenza –

- Payment plans – of the 32 original plans, 5 have defaulted, but 3 of them paid in full.
- Bar is ahead from last year by \$300, concession is behind about the same.
- Recreation events have been well attended.
- On June 30th the Board of Health inspected the pools and no violations were found.
- 93 propane tank removal vouchers have been used.
- July 4th weekend went very well, the only incident being the new touch screen monitor for the bingo machine was stolen. A new one has been delivered at a cost of approx. \$800.

- The access reader for the fitness center will be installed July 28th. After some research, leasing the fitness machines would cost more than purchasing. Have a price for \$10,200 for a treadmill, 2 stationary bikes, 2 ellipticals, and a universal machine. The company we purchase from will service the machines.
- Waste Mgmt's contract is up; M&S sanitation will put in a bid. *Discussion held on maintenance move.*
- 2008 excess income is \$44,948. *Discussion held.*

MOTION: made by Vinny D'Eusanio to place \$24,948 of 2008 excess income to Capital Reserves and \$20,000 into Vehicle Replacement. Second: Mike Smith Vote: All in favor

Board reviewed the suggested fitness center guidelines.

Pam Valenza – lot #135 which received 3 citations in one week will be here to meet with the Board.

Recreation

Maureen Miller –

- Rodeo set to go on August 9th. It will be a Wild West show. Cost is \$5 per ticket.
- Casino night is July 25th.
- The business we rent the casino night equipment from is selling their equipment. Will get prices on purchasing the wheel, etc.
- President Smith – stated that the lifeguards are concerned about the pig roast with people drinking by the pool. *Discussion held.*

Iris Altreche – thanked everyone that attended Salsa Night. \$186.00 was raised from a 50/50 to go to the Milford Food Bank.

Legal

President Smith – Had a meeting with the Township, discussed decks being allowed and they seemed receptive. Shortly after received a letter from the Township saying Trails End's sewer and electric is illegal. Stated the Township can only enter Trails End if they have a permit from a property owner. If no one applied for permits, the Township can't come in.

Rich Henry –

- The appeal on Ordinance 67 is this Wednesday in front of the Zoning Board.
- The appeal of Ordinance 66 is sitting in the court of common pleas.
- The trial regarding the township's access to Trails End will be the 3rd or 4th week in August. The pre-trial decision was in Trails End's favor.
- The Fire Brigade trial will be in October.
- Have a few lots in inventory that we are having a hard time getting service on to get Quiet Titles for.
- Received payment from a property owner of \$5k plus from a Sheriff sale.

Property Owner's Time

Lot# 4709 – stated he was given a gas golf cart, asked if the Board will consider allowing them. President Smith – will look into.

Lot# 3312 – asked why warnings for speeding are given if Trails End has a zero tolerance policy. President Smith – stated Trails End does not give warnings for speeding any longer.

Lot# 3212 – Complemented the Boards' action on tarps. Still sees lots with tarps.

Lot#3415 – Asked how the money at recreation events is accounted for. *Discussion held.*

Security

Mark Christie – Five stop sign citations, a few break-ins were reported, many reports of unattended fires.

Treasurer's Report

MOTION: by Vinny D'Eusanio to pay all bills. **Second:** Mike Smith

VOTE: All in favor

President Smith – the 2010 Budget meetings will start in August. Asked the property owners for ideas.

Land Co session held at 11:15am

Regular session resumed at 11:30am

Executive session held at 11:35am

Regular session resumed at 11:50am

President Smith – lot #135 fines will be put on hold. Christian Jones/Monople is banned from Trails End forever. If he ever returns, the fines will be imposed and utilities disconnected.

Someone from Trails End called the Township on a property owner moving a trailer from one lot to another without a permit.

Old Business

Nothing at this time.

New Business

Nothing at this time.

MOTION: by Vinny D'Eusanio to adjourn the meeting at 12:00pm.

Second: JoAnn Pollack **VOTE:** All in favor

Respectfully submitted,

Karen Olsen