

July 16, 2011

Shohola Falls Trails End Property Owners Association held a Board of Director's meeting at 9:00am at the clubhouse.

ROLL CALL:

Officers Present

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

Members Present

Iris Altreche
Mark Christie
Artie Deyns
Maureen Miller
Deborah Shevlin

Members Absent

Vinny D'Eusanio

Others Present

Pam Valenza - Property Mgr.
Richard Henry - Attorney

President Smith called the meeting to order at 9:10am. Called for approval for the June 2011 minutes. **MOTION:** by Bob Personette to accept the June 2011 minutes. **Second:** Wendy Purdy **VOTE:** Abstain: Jo-Ann Pollack All Others: in favor

Property Manager's Report

Pam Valenza:

- July 4th weekend went well. No vandalism was reported. There were disturbances at the sports complex and security did catch two cars racing and going through stop signs. Security then spent hours trying to locate the vehicles. Discussion on

issuing property owners registration stickers in order to determine the owners of vehicles.

- Dues – We are at a 95% collection rate for 2011 dues. Two more defaults on individual payment plans bringing it to 8 defaults out of 29 plans. Prior Dues – we have collected over the budgeted amount by 9% but we are \$8,000 behind 2010.
- Reconnects – as of July 9th since the last meeting we have had 14 more lots pay their 2011 dues. 50 lots still owe 2011 dues.
- 2012 Budget – There are new American Disability regulations which state all public pools must have handicapped access to the pools. Because we are a private community we are exempt but due to hosting swim meets we do have to provide the access. Discussion. The Board agreed to obtain prices, as at least one pool should be handicapped accessible regardless of the new rules.
- Lower Pool had the 3 year required electrical inspection done on Thursday 7/16/11 and failed because incorrect breakers were on the pool pavilion and a light in the upper pool had to be replaced. There is 10 days to make the repairs. Maintenance repaired everything Friday 7/17 and the pools will be re-inspected this morning.
- Swim Champs – On August 6th, 2011 it is going to be an All Star meet at Trails End, it should be more like a large swim meet with the ending time being 12 – 1pm. Next year Trails End is going to host championships; it will not be as big of an event as previous years.
- Lot 4610 – elderly gentleman that has been an issue with permanent residency in the past is attempting to be placed in assisted living. Pike County Aging Agency, the office and Remax Realty have been trying to help him. Because he owns the lot and trailer here and attempts to sell haven't been successful the property owner would like to deedback.

MOTION: by Mike Smith to accept lot 4610 as a deedback. **Second:** Artie Deyns

VOTE: All in favor

- Remax Realty sold Land Co lot 5744. **MOTION:** by Wendy Purdy to sell Lot 5744 for \$3,000.00 as is. **Second:** Jo-Ann Pollack **VOTE:** All in favor
- A clarification was placed in the Pike County Dispatch concerning Trails End collecting fees from Blue Ridge Cable – Trails End does not collect fees from Blue Ridge Cable.
- Lot 3003 – 5 years ago Don Wall made the property owners wrongfully tear down their enclosure. Shohola Twp. has granted a variance to the lot to rebuild the enclosure.

President Smith – There was a Board of Director election to be held this year for 2012-2014. There were five vacancies and three incumbents and one candidate submitted proper paperwork by the deadline. Will have a nine member Board as of January 2012. An appointment of a Board member may be made if needed.

Recreation

Maureen Miller –

- The Pig Roast is today.
- Casino night is cancelled, as we do not have dealers. Wendy Purdy will try to get a band or DJ.
- The Make –A-Wish child from Pike County that Trails End sponsored is receiving an all expense paid trip to the aquarium in Atlanta, Ga. Trails End is raising funds this year as well for Make-A-Wish to go to another child from Pike County. Ken Baumel from Pike County Dispatch is going to attend the Pig Roast today to take photos and do an article.
- The 50/50 from Salsa Night was donated to Make-A-Wish and the winners of the 50/50, Frank & Elyse Croce, donated their winnings to Make-A-Wish also.
- Pancake Breakfast did \$140 more than last year.
- July 4th BBQ went very well.
- Have a new vendor for the carnival this year.

Property Owners

- Lot 5308 – received a \$500 fine for dumping non-household garbage at the compactors. Would like Board to reconsider fine amount. Board will discuss in executive session and send a written decision.
- Lot 407/408 – Shohola Lane is in dire need of repair
- Lot 3824 -Rowan – complained of women security guards, a machine for the roads that was purchased years ago and would like to know where it is, feels there hasn't been adult nights for the past five years, the mailman is rude, potholes
- Lot 1803 – purchasing an abandoned trailer next to his lot but there is a green belt in between. Cannot be 1.25 dues then. Wants to move green area to other side of lot. Association has not heard of this being done.
- Lot 1410 – Bathroom was flooded last night in clubhouse and guard mopped it. People are smoking on the front deck also.
- Lot 3009 – Asked about specific configurations for deck placement.
- Lot 936 – Would like adult swims in the pool. Also asked if passing of cars by other cars was allowed. No – speed limit is 10mph
- Lot 4600 – Picks up garbage from sides of roads. People should be fined.
- Lot 1410 – asked if the association could look into renting out golf carts. The liability and maintenance would be too costly.
- Lot 1710 – Received a citation for dumping non- household garbage at the compactors. Asked the Board to reconsider the fine imposed by TE Rules Enforcement Committee. Board will discuss in executive session and send written decision.
- Lot 515 – Fines are too excessive
- Lot 5761- Asked about abandoned lots and what Trails End does – explanation was given of the legal procedure and costs involved.
- Lot 4046 – Speeding on Hopi Lane is excessive – have security set up radar there.
- Lot 5941 – asked about advertising lots that are for sale to property owners. Can go on website, any realtor, Re-Sale list, tax claim bureau.

Legal Report

Richard Henry –

- Personal service has been completed for all of the 2011 dues suits.
- Working on seven deedbacks – waiting for signed and notarized deeds
- Explained to property owners the legal procedure, time involved and estimated costs of Trails End acquiring lots via sheriff sales. It is a lengthy and costly process.
- Need the deed for lot 5744 signed.
- Has the deed for the four lots being greened. (403, 404, 705 & 2117)
- Prepared the complaint for DePolito Masonry
- Had an atypical dues suit on July 7, 2011. The PO purchased lots at a tax sale with liens, paid partial monies and filed a complaint against Trails End. Trails End filed a countersuit. The PO said in the hearing he would deedback one of the lots and then we found out he doesn't own it – the lot is going up for repository sale. Trails End will appeal.

Executive Session 11:00am

Regular Session resumed 11:25am

Rules Enforcement Committee

Bob Personette –

- Four hearings are scheduled for today
- Hearings are current – none are held over
- The new sign at the compactor is up stating the fine is \$500.00 for dumping non-household garbage or leaving items outside of the compactors.

Bar/Concession

- Complaint on DJ given by Property Owner of Lot 1129- incident occurred 7/15/11/. DJ was rude. Wendy Purdy will find out what happened.
- Concession – scheduling issues are being resolved
- Bar – prices were increased because costs increased-
- Bar – Will not cash checks for the entertainment anymore so there is no question of amount paid out.

Security

Mark Christie –

- 12 speeding citations issued in the month of June. None of them were less than 25mph and one was for 42 mph.
- One reckless driving citation; one reckless endangerment citation
- Very little vandalism
- Citations issued for electric circumventing, fireworks, refusing to show ID to security

Treasurer's Report

Jo-Ann Pollack –

- Dues collections are at 95%. This is 3% percent more than last year at this time.
- The electric system line is high due to the many storms
- Water System is high due to DEP new required testing
- Security man-hours are high now due to the summer months
- Accounting fees – the Land Company paid the association for its share of the 2010 audit.
- Bar and concession gross income is down from last year.

MOTION: by Artie Deyns to pay all bills. **Second:** Maureen Miller

VOTE: All in favor

Old Business

Mike Smith – can remove green areas and RV/boat storage

Pam Valenza – Workers Compensation hearing is July 27th.

New Business

Office hours – due to Robin Fahey quitting the office will be closed Sundays and open at 10:00am. The staff will report at 8:30am.

Comfort stations – property owner complimented the condition of the stations this year.

Iris Altreche – Salsa Night was a success. Iris was given a citation from the city of Philadelphia for incorporating multicultural events into the community.

MOTION: by Artie Deyns to close the meeting at 11:55am. **Second:** Bob Personette

VOTE: All in favor

Respectfully submitted,

Pamela Valenza