

October 20, 2007 Minutes

Shohola Falls Trails End Property Owners Association held a Board meeting Saturday October 20, 2007 at the clubhouse.

Officers Present

President - Mike Smith
Vice President - Maureen Miller (via telephone)
Treasurer - Artie Deyns
Secretary - JoAnn Pollack

Members Present

Iris Altreche
Mark Christie
Wendy Purdy
Robert Personette

Members Absent

Vinny D'Eusanio

Others Present

Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:05am. He stated that Vinny D'Eusanio was to attend this meeting, but his flight was cancelled due to weather. The Annual Budget meeting is tomorrow morning at 9:30am.

Called for a review of the September 2007 minutes.

President Smith – stated that Vinny D'Eusanio asked about on page 2 under the motion for a resolution, that the fine should not be stated in the resolution. *Discussion held.* Will leave the fine in the resolution. He then asked why abandoned vehicles would get another 30 (thirty) days in addition to the first 30 days at the lot.

Pam Valenza – stated it says in the resolution that trailers be kept at the dump for thirty days. Since we would have to pay twice for the vehicle to be towed (once for the tow to the dump, once for the tow off property) the vehicle would stay at the lot for the 60 days.

MOTION: by Wendy Purdy to accept the September 2007 minutes.

Second: Mike Smith **VOTE:** All in favor

Property Manager's Report

Pam Valenza –

- Security – Since the last meeting there has been 3 speeding citations, 1 unattended fire, 1 trash violation, 1 reckless endangerment, 1 disorderly conduct, 4 reported break in's, still vandalism in comfort stations, 3 domestic disputes.
- Campsite Control – letters went out for 6 propane tank violations, 1 plexiglas, 1 setback violation, two unregistered vehicles, and one lot with 2 sheds. 17 lots did come into compliance in the month of September from previous violation letters.
- The budget mailing went out October 3rd. To date have received 90 responses - 80 agreed, 10 disagreed.
- Need a resolution to adopt the dues bill for 2008.

MOTION: made by Artie Deyns to adopt the 2008 dues bill payment plan as written

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

Pam Valenza - need a motion to issue PIN numbers to Property Owners in order for them to register guests.

MOTION: made by Wendy Purdy to issue PIN numbers to Property Owner's to allow guests to enter Trails End to be effective February 1, 2008. All Guests must show identification to security.

Second: Bob Personette **VOTE:** All in favor

Pam Valenza –

- 247 By-Law ballots were returned and need to be counted.
- Both Halloween parties went very well. Thanked Betty Miller for running the kid's party & Karen Murphy for volunteering and Mike Smith for driving the haywagon.

President Smith – stated the children's Halloween party was overcrowded with people that didn't have kids at the party. Needed room for the kids to watch the entertainment.

Pam Valenza –

- Bar – made approx. \$9,000 net profit.(Pre-audit figures)
- Concession – made approx. \$1,800 net profit. (Pre-audit figures)
- Received the approved permits for the new office. Met with Pro-Built who will be building the modular office. Will have the contract next week & will e-mail it to the attorney for review. Will need the Committee to determine the financing options.
- On October 5th well 4 was shut down due to a water main break. DEP was contacted and they require a boil water advisory until the tests come back from the lab. Prosser labs sent the test report back the next week and the water is fine.
- Maintenance found 120 leaking hydrants, some of which will be replaced by the winter.
- Well 3 – a 5k gallon pressure tank needs to be replaced at a cost of approximately \$34k. Will budget for in 2009. *Discussion held.* Will look into options and/or updating the system.

President Smith – appointed an Entertainment Committee for 2008 and asked Wendy Purdy to chair it.

Grievance

Pam Valenza – there are 1 or 2 grievances outstanding.

President Smith – Property Owner given a speeding, disorderly conduct, reckless endangerment citations for an incident that happened at the front gate. The property owner wants calibration and training records. Will let them look at them during the grievance meeting, but they cannot have copies.

Recreation

Maureen Miller – will have 2008 calendar ready for the next meeting.

Pam Valenza – stated the recreation floor is complete.

President Smith – will need volunteers for the Swim Team Championships next summer.

Wendy Purdy – spoke with the Florida Club about being involved with the Championships.

Treasurer's Report

Artie Deyns – Vehicle maintenance is over budget.

Pam Valenza – stated that line includes heavy equipment maintenance as well as registrations.

Artie Deyns – electric is down, however the water system is over budget.

Pam Valenza – the bill for repairs to Well 4 was \$7,700.

MOTION: by Wendy Purdy to pay all bills. **Second:** Iris Altreche **VOTE:** All in favor.

Break from regular meeting at 10:25am

Regular session resumed at 10:45am

Legal

President Smith – asked attorney Rich Henry to write up a summary of legal matters.

- There are 4 lawsuits outstanding. Shohola Township vs. Trails End, Trails End vs. Shohola Township, Trails End vs. Fire Brigade, and Bushey vs. Trails End.
- There are 3 deedbacks in the works.
- The property owner that bought 4 lots at tax sale owing more than \$18k was told if his attorney (who was the attorney who filed the judgments) waived his fees then he would only be responsible for the rest. Have not had a response as of yet.
- Preparing a complaint against Stone Mountain Homes.

Old Business

Mark Christie – asked why the picture with the Board and the American Legion was not in the newspaper.

Maureen Miller – stated their picture did not come out well, so she forwarded her picture to them. Will be in the newspaper within the next two weeks. Also stated that the property owner from lots 4927, 4928, 4929 had her fine reduced by Magistrate Cooper from \$8k to \$1,100.

President Smith – stated some people had an issue with the dues increase. (See September meeting minutes). The water problem that occurred Labor Day weekend could not have been prevented even if we had the parts in stock. We would have needed machines and manpower to put the parts in, which would be hard to find that weekend and also would have taken many hours or days.

New Business

Cathy Smith – the By-Law ballots were counted with the following results: 254 votes were cast, 27 were rejected due to no lot number or no markings on the ballot at all, for a total of 227 valid votes. 159 agreed, 16 disagreed and 52 agreed with exceptions which are detailed on the written tally sheet.

MOTION: made by Maureen Miller to approve the count of the revised By-Laws. By-Laws to be effective January 1, 2008. **Second:** Wendy Purdy **VOTE:** all in favor

President Smith – thanked Maureen Miller and the entire By-Law committee.

MOTION: by Wendy Purdy to adjourn meeting at 11:40am.
Second: Iris Altreche **VOTE:** All in favor

Respectfully submitted,
Karen Olsen