

Pocono Mountain Lake Forest Community Association
Regular Meeting
Date: April 28, 2019
Time 11:00am-12:50pm
Location PMLF Club house
Minutes

Pledge

Statement of compliance

Roll Call as follows:

- President John Swift
- Vice President Joe Griger
- Secretary Lara Winkler
- Director Ben Gardner
- Treasurer Linda White

Motion to waive the reading of the previous meeting minutes from March 17, 2019 was made by President Swift seconded, by Secretary Winkler all in favor was unanimous.

Motion to adopt the minutes from March 17, 2019 was made by Treasurer White, seconded by Secretary Winkler all in favor was unanimous.

Old Business

- Budget
 - Dues
 - President Swift states the finance committee has been looking into dues and thinking they may have to be around \$1000 with a 2% property assessment so it would come to \$1020 for property with a house.
 - President Swift states that we are supposed to have reserves and we have none it's a serious situation we are in. The main account that we have that is frozen at Dime Bank only has \$2,000 in it. We are behind in all our bills for gas, electric, truck payment etc...
 - Jeff McNamara speaks on behave of his wife Gwen who could not be there. (Gwen is the head chair of the finance committee) Jeff states there are different options
 - If you pay \$1000 that's basically what we have now we pay garbage separate then it will get you basic bills paid no pool nothing else.

- If you pay \$1020 you get the basic bills paid, the dumpster and some pot holes filled with gravel no long term goals for reserve.
- If you pay \$1200 you get little more you get basic bills paid, some reserve set aside for the proper way to fix the road, a dumpster and stone to fill pot holes for now.

Treasurer White states that nothing has been voted on yet these are just ideas being discussed. We haven't even sat down had an official finance committee meeting. We wanted to hear what residents thought first. Also wanted their input and ideas.

President Swift states that our bylaws say that we are required to have a budget meeting to discuss what the dues will be for the upcoming year. The board is working with corrupted files as well as missing files. President Swift also states that 1/3 of the communities lots cannot be accounted for as income from dues. The budget that was used from the past was based on lots that were not even paying lots. Past boards were basing their income on lots that were past due on taxes, unbuildable, or owned by the community. These are lots that are not going to pay dues. There are far less properties that have homes on them and these are the ones that actually count to get an accurate budget.

Treasurer White states we have not come up with anything definite yet, we may even consider quarterly payments. If we can't come up with a budget to be voted on we may have to stick with the same amount as last year which was \$602 for homes and \$866 for empty lots

We will know more after the court hearing hopefully on Tuesday 4/30/19

- Questions and concerns were addressed about the budget and dues
- Questions on getting a bond were addressed
 - Treasurer White as well as people on the finance committee have looked into this and PMLF community has zero credit. The community has so many outstanding bills that no one will give us a loan.
- Concerns about where the money went were addressed
- Update on the logging company
 - Treasurer White states as of now we have not received any of the information we requested from them

Website Development

- PMLFcommunity.com
- The website is coming together nicely, thanks to Maz Cruz. Have a look at it for yourself
- Anyone who would like to post an announcement or have some pictures from an event or community volunteering please share on here. (You can always contact Lara at pmlf2019@gmail.com if you want her to send it in to the website too)

New Business

Community Clean-up Day is May 18, 2019 with a rain date of Sunday the 19th

- Flyers will be emailed out with information soon
- Will start at 9:00am
- Penn Dot supplied vest, garbage bags and gloves

Public Discussion

- Member had concerns about the drainage in front of his house that he was fixing himself
 - Member wanted to know who to send the bill to after he is done fixing this problem.


Questions and concerns were addressed

Motion to adjourn was made by President Swift, seconded by Secretary Winkler all in favor was unanimous.

Respectfully submitted,

Lara Winkler, Interim Secretary

CERTIFIED AND ADOPTED AT THE BOARD MEETING ON May 19, 2019

 (Signature)