

Minutes
Pocono Mountain Lake Forest Community Association
Regular Board Meeting
June 15, 2019
11:00 -12:30
Pmlf2019@gmail.com WWWPMLFCOMMUNITY.COM

PLEDGE of ALLEGIANCE

STATEMENT OF COMPLIANCE

ROLL CALL:

John Swift, President-Present
Linda White, Treasurer-Present
Ben Gardner, Director-Present

Lara Winkler, Secretary-Present
Joe Griger, Vice President-Present

Minutes

Minutes of meeting of 5/19/19 and workshop 4/25/19-eligible JS, LW, JG, LW, BG

Motion made by Secretary Winkler to waive reading of minutes, seconded by Vice President Griger, all in favor: unanimous.

Motion made to adopt minutes by Secretary Winkler seconded by Treasurer White, all in favor: unanimous.

Old Business

Motion to ratify the actions on the ice cream social on the last day of school June 13, 2019 made by Treasurer White, seconded by Secretary Winkler, all in favor: unanimous.

Financial status

Financial status was summarized by President Swift

- We currently have \$42,341.79 in our operating account
- We have collected roughly 10% of what we should have by this time. President Swift noted he did not deduct the \$15 when depositing all into general OE but these monies will be transferred to capital improvement fund.

Discussion ensued on payment of bills and addressing insurance for community since this expires end of July. Board discussed payment of monies expended personally, noting that Director White expended \$394.11 for copy work at Staples for the mailing of newsletter/fact sheet and President Swift expended the retainer of attorney of \$2500 plus a consultation fee of \$75 and \$216 for salt/ sanding operation on the roads when the state police came in this past winter totaling \$3,741 (does not include others monies paid out of pocket personally for

propane and electric). President Swift indicated there is still roughly \$4,000 owed to Mr. Shirley for snow services this past winter. Bills we have paid:

- Gravel on Lake Forest Dr. to DNS Hauling \$275.00
- Mr. Henry \$5,408.37

The electric bill is due (6 accounts) but we are still unable to access to this account.

Motion made to pay bills made by Vice President Griger, seconded by Director Gardner: all in favor: Unanimous Motion passed.

Discussion on bills was opened to the public

Member asked has any of the money we collected paid for any of the bills for Floss? Answered by Treasurer White yes, we have been paying community bills.

Motion was made by Treasurer White to send all invoices that we receive for the community to Mr. Henry, seconded by Secretary Winkler, all in favor: unanimous

Member suggested we post a sign to clarify that IBOD put the stone material at gate 2 for residents to use for their roads.

- Emails will go out and signs will be posted on stone material so members are informed

Gate 3 will have stone material delivered at the corner of Cherokee and Seneca (member Ed Modruski lot 9978 gave approval to have the stone delivered on the corner of his lot for easy access on top of the hill)

Question was asked from member if people are paying previous board?

- We are not aware
- He claims in court he has \$10,000
- Not sure he sent an invoice out

Member suggest we send an email out asking members if they paid Floss to please let us know so we can have an accurate record of who paid. Treasurer White suggest we add this to the newsletter.

Discussion on fixing roads were discussed

Member Mark William gave suggestions on best way to fill potholes. ¾ rock with dust should have some clay will work best and last longer

Treasurer White states that when President Swift orders the next batch of stone he will ask quarry co to mix it for us.

Resale Package:

- Tresca property sold

- Mcdonald property pending/sold

Treasurer White noted the TOPS program is not consistent with payment history of residents and has found that when a person goes to sell their home they may have balances from overdue bills on the Tops system, but when asked to supplement with proof, we have been receiving cashed checks supporting their payments.

Phone/Website

570 851-0295 is the new community phone and it is working and we are receiving and returning phone calls.

Wwwpmlfcommunity.com is a very informative and interactive website as well if you have a question you can ask on there. It also contains information like all the adopted minutes and upcoming events. Please use these resources to keep informed.

Committees *(purpose is to get people involved and make people less afraid to get involved and to get just out and get to know your neighbors)*

- We still need more volunteers for the committees
- At the ice-cream social the children were planning activities they wanted for the summer and we would need more volunteers to achieve this.
- We had 11 volunteers on the recreation committee now we are down to just a few people
- We have a by-laws committee but not enough people to make it a true committee
- It's important for people to get involved show what a community is all about
- Bettyann Griger lot 879 thanked everyone on behalf of the beautification committee for coming out for community cleanup day and helping. She stated that day we had a great turn out!
- Secretary White states that people are asking about grants. The problem is that in order to receive one you have to provide financial records, and until we get that straighten out and the budget we cannot apply. Some require 3 years back of this information.
- President Swift states **we still need people** for the **board and the oversight committee** (we need 5 members for OS)
- Oversight committee duties are defined by Treasurer White "they overlook the financials, they let the members know if the board has over stepped their boundaries" They make recommendations to the board and act as a supervisor of the board, but they can't make actions like a board member.
- Finance committee needs help to design a budget

Member Judy Lloyd asked about the past lawsuit of Cindy and Dave Tanner if they were put in jail. Answers from board was no because they filed in a civil court not in a criminal court. We don't know if prior management put a lien on their property to attempt to recoup loss of monies. They got a default judgment because they didn't show up in court. Mrs. Lloyd wanted to know if we can put a lien on their property. Why hasn't this been done? They

are still living here. Until a search is done at county, not sure a lien was placed. Concerns were voiced that we have been without D/O director and workman's compensation for several years. She noted she is obtaining prices for all three insurances community requires.

New Business

June 24, 2019 Attorney Hardy VS Floss and Chuck 9:00am

July 9, 2019 1:30 new court date for preliminary injunction for Floss Vs IBOD

June 22, 2019 Community Yard Sale 9-3

- Member Lyren Hyers asked if there is a charge for yard sale: no charge
- We will post signs/balloon, flyers and advertise on Social media
- Set up will be in front of maintenance building in the parking lot instead of grass due to ticks
- Tables available to borrow
- If prefer to have at your home email your address and your gate we will pass out a list to put on a flyer which will passed out at clubhouse that day.
- Anyone involved must clean up afterwards any signs/balloons they hung to lead people to their home.
- We will have another one in the fall on a Sunday since we had residents ask for Sundays as well.

Insurance

- \$30,000 (requires 30% down) is initial first bid for all three types of insurances community requires. Agents are working with us but some are hesitant to give written proposal. The prior insurance company has indicated they will not renew the prior year's policy. This is an ongoing project and additional companies will be contacted to get best price and insurance in place which will cover all of community/DO/vehicles/equipment/road.

Ms. Griger indicated we should look at the registration for truck to make sure that is not due to expire. Member Dave D suggested we send this bill payment to Attorney Henry and that we forward to him prior management these invoices since they should be obliged to pay half the cost. President Swift adds that we need to look into the payment of the truck since it is on a loan. Unfortunately there is little record keeping on truck or bills in office from prior management.

Other Questions and concerns

Dumpster

- Member Mark M asked if there any way we can have it back. It is better for our crumbling roads

Discussion ensued on this noting that new compactors range from \$35,000-\$150,000 plus the dumpster.

Treasurer White asked Member Mark to join the board or be in a committee and help coordinate and look into getting a dumpster, perhaps trying to coordinate with other communities on purchase of items. This requires a lot of research and time. Mark states he is willing once courts make a decision.

Member Dave Deviller states there is a tipping fee approximately \$1,000. The budget for the dumpster budget did not reflect correctly.

Treasurer White notes that **our priorities are the roads** so the roads and garbage would go hand in hand. We are not going to go out and put money into the roads if the corrosion of the roads is caused by garbage trucks. It's not that we don't want to move forward we still need to do the research before we can apply anything. Besides that our insurance expires July 1st and that will cost \$30,000

Cable bill

- 2% increase surcharge
- In effect next month
- This was not shown as anticipated revenue by past board
- President Swift thinks it just Blue Ridge showing a franchise fee
- Treasure White states if the community was pocketing \$2500 from this that money should have gone to capital improvement and put to good use.

Member Mark M. volunteered to use his back hoe and deliver gravel at gate two for members who wants to come out and fill gate two potholes. He will do this for one day only if we are willing to post a sign that the stones are donated by the IBOD to be used for members to use for their roads to fill potholes. He guarantees the entrance to the bus stop will be done. We are asking for members to volunteer to fill the holes after he moves the gravel. Date TBD

Member Sean Davenport suggested another way to fill potholes. He filled with JD and it last using liquid tar it's a 5 gal bucket for a few pot holes (boil the tar and mix it in with the chip) Tom Bush can rent a roller for \$150 a day So if people could donate \$ for liquid tar that would work great.

Members suggest we put our names on everything we do so members know who is doing what. IBOD is filling potholes, IBOD organized cleanup day, IBOD, organized community yard sale, IBOD payed gas, electric bill etc...

Member BA Griger suggested posting help needed to cut grass in each gate

Treasurer White said we had several members who would help but we need the keys who has them. BA Griger stated that she has them. White states we need to have a copy for the clubhouse so people can use the equipment to cut the grass.

Motion to adjourn was made by President Swift, seconded by Vice President Griger, all in favor: meeting adjourned unanimously.

Respectfully submitted,

Lara Winkler

Next meeting July 21, 2019 @11am

Website www.pmlfcommunity.com

CERTIFIED AND ADOPTED AT THE BOARD MEETING ON July 21, 2019


(SIGNATURE)