

**POCONO MOUNTAIN WATER FOREST
250 LAKEWOOD DRIVE
MILFORD, PA 18337**

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY, JANUARY 15TH, 2012**

1. Call to Order

Ted Wetzel, President called to order the regular meeting of the board of the Pocono Mountain Water Forest Community Association at 9:08 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Mary Lou Corbett
- David Curiale
- Bill Frobose
- Padraig Lynch
- Jane Opfer
- George Radcliffe
- Ted Wetzel
- Frank Wydner

Absent were:

- Laurie Accetta
- Michael Manheim
- Sandra Penamonte
- Bill Smart

3. Approval of Minutes

Ted Wetzel called for a motion to approve December 2011 Minutes. Mary Lou Corbett made the motion. Second by Padraig Lynch. Frank Wydner abstained. Motion passed.

4. Presidents Report

Ted Wetzel said he has made several attempts to contact Ellen at Pike County Conservation District regarding the access road. They have been missing each other's calls. Ted said he will call again early tomorrow.

Jane inquired about the damaged guardrail on Water Forest Drive. Ted reviewed the quote given to the association for the work. The driver's insurance will be covering all of the work. The company that is doing the repair told Ruth in the office that they will begin work this week. Ruth mentioned that some community members did ask about pressing criminal charges against the driver. This possibility was approached by David and Josef when they were working with the State Police, but the State Trooper involved discouraged pursuing that course of action.

Frank Wydner had inquired about a lot of heavy truck activity down Woodland Drive recently. Ted said he will check in to it.

Ted also mentioned that he did leave a letter for the neighbor that has been parking his car on PMWFCA property. He gave him fair warning in the letter that the car would be towed if it was seen there again.

Jane inquired about the Lakeview Properties. Ted will be calling Marshall Anders this week to follow up. He said that since the Association has decided to further pursue the issue, Marshall Anders has recommended Schneider who is a Real Estate Attorney. He said he is hoping to sit down with both Attorneys to discuss the next step. Bill Frobose suggested that it might help the Association to have a survey done. Ted said he will ask Marshall Anders about that.

5. Treasurers Report

Mary Lou Corbett stated that we did not take in a lot in December. The fourth payment on the four payment plan is due by January 31st, however so January should be a better month for deposits she said. Mary Lou stipulated that we do still have our other savings and money market accounts. Lot four, section one is in the repository, she said and was starting at \$250 but is now up to \$1250.00. Bill Frobose asked if the lot is unbuildable. Mary Lou said she does not believe so. Padraig asked if Mary Lou knew what the taxes would be on that property. She replied around \$300/year. She said that if we put it in the green belt there would be no taxes on it. If we did that however, she said we could not later decide to sell it. She informed the members present that because it is in repository, the dues owed must be written off. There was some discussion as to whether or not to purchase the property.

Bill Frobose inquired about back dues and where the money gets deposited from that. Ruth replied that those payments go into the regular checking. She explained that back in August we did take \$40,000 from regular checking and put it into one of our money markets. We did have to take \$20,000 back out to cover the roads but \$20,000 of that money is still in the money market account. Bill suggested that before the general meeting, some of the income should be distributed to the specialty accounts. Mary Lou said that we could do that.

Ted let those present know that we did just receive over \$4000 back from the IRS. Bill Frobose asked if all of the old tax issues were settled then. Ruth explained that that money was from a 2008 and she is still waiting to get money back for 2009.

Ted asked for a vote on the Treasurers Report. Jane asked for a breakdown of the maintenances expenses for December. They went over budget. Ruth said she will break it down and make sure that nothing was put in maintenance when it should have been listed elsewhere.

Mary Lou informed the present company about properties that were listed as being in collections. These properties have not had activity on them since 2006. Ruth searched for the collections company on line and in the office but found nothing. She also checked with Pike County to find out if the same property owners were still attached to those properties and if taxes had been paid on them. There are five properties involved. One of these is the property listed above in the tax repository. We had agreed to take another in

lieu of dues but then never heard from the property owner. One had a lien on it put there by PMWFCA. The other two are owned by builders. Mary Lou and Ruth will be further researching and following up on this situation.

Ted asked for a motion to accept the treasurer's report. Bill Frobose made the motion. Second by Jane Opfer. All in favor. Motion passed.

6. Committee Reports

A) Roads

Bill Frobose reported on the roads. He said there is nothing really to report at this time.

B) Maintenance

Bill Frobose reported on maintenance. Martin and Matt have been painting the back room. There was some discussion regarding paint color.

Ted mentioned the back door of the clubhouse is in terrible shape. The cold air just comes right in. He suggested purchasing and installing a new set of steel, insulated doors with a window. The Board was in general agreement on this issue. Ted said he will look in to what's available for a good price.

C) Building

Ted Wetzel reported on building. There is nothing to report. He said he will check into the truck traffic in section six.

D) Recreation

Laurie Accetta was absent. Ted mentioned a possible Valentines party. Bill Frobose suggested that Laurie may no longer be interested in doing recreation. Ted said he will talk to her. There was some discussion regarding the planning of parties. Ruth offered to provide Karaoke for Valentines. Bill suggested we put up posters and put it on the Website.

E) Security

David Curiale reported on security.

David said that Security has been enforcing the curfew, the signs are out. It has not been much of a problem he said; it will probably be a more difficult task in spring.

He said there have been a few cars seen repeatedly, just sitting parked in different spots on PMWFCA property. Security has approached these vehicles and some times caught the people inside doing things they shouldn't be doing. Security did report those instances to the State Police, Detectives and District Attorney's office. It really has not gone anywhere with Authorities that he knows of. David has called Authorities several times and they have said they will check into the situations but so far he has not seen any results from his efforts to contact them. Specifically it has been a van and a Pathfinder sitting by the lake or by the Clubhouse. If they are asked to leave, they'll go and then just come back an hour later. Usually they leave by curfew because then they are trespassing, he said. He said sometimes they are with a community member and sometimes they are not. A lot of the time it is people from Woodlands, they park by the lake and smoke and hang out for a while. Then they leave. David said Security is trying to enforce the rules to the best of their ability but it's difficult without the support of Law Enforcement.

David said that the main concern is the gate. He said we have a responsibility to keep our members safe and that responsibility is definitely not being met. He estimated that eighty percent of our daily traffic on Water Forest Drive is from outside of the community. He said that our community road has become a public road, and if you look closely you can see pot holes beginning to emerge again due to the extra wear and tear. David said that last Saturday night he stayed out with the guards from 11 PM to 2 AM with the intent of counting how many cars came up Water Forest Drive. He counted 32 vehicles. Most of the vehicles came through between 12 AM and 2 PM. Eight of the thirty two cars were clocked speeding. Six of them sped right through the stop signs without stopping. Security attempted to pull over six of the speeders. Three of them stopped. David got the plate numbers on the three cars that didn't stop. He called the State Police with the information. They sent a car out but they told him to, "Think of your community as one big back yard" and, "We can't enforce your traffic laws for you". David explained to the Trooper that if it's some one in the community, we can send a letter and follow up but there's nothing we can do if they are from outside

the community without the help of authorities. David said that the situation has really gotten out of hand. He has had Community Members come to him and say that they were driving through the community at about 30mph and had people speed past them. Community Members have told him that they've been stopped at the stop sign by Bay berry Drive and another vehicle just blew right past them at the stop sign.

David said that out of the thirty two cars he counted, maybe ten were community members. David has asked the security staff to be more aggressive with speeders and drivers ignoring the stop signs. David said that Saturday night a wrecker came through (Lords Valley Towing). When he was stopped, he claimed that the State Police had told him to cut through, that Water Forest Drive was a short cut. The driver said he was going to pick up an accident on Log Tavern Road that night.

David priced the new gate system to include spike strips. The system is \$11,800 delivered and installed for each side. This includes "Severe tire damage" warning signs. Bill Frobose asked if the old cards will work with the new system. David replied they will. The programming will be compatible with our card system, he said. He credited Bill Smart for fixing the problems that had been present with that. Jane asked about the cameras; if they would still be viable. David explained that the cameras are totally separate and would continue to be sufficient. Tom Janovsky inquired as to whether new concrete pads would be included in the price as they are deteriorated. David said they would not, but that the new system would not rely on the concrete pads as it is a different type of system. It would be set up differently. The system is surface mounted. North Eastern Security said it would be easier to go into the cement. Bill Frobose asked if there was any kind of maintenance contract or warranty discussed. David said they did discuss a warranty. He believes it's for a year. He will check in to getting more details on that. Tom Janovsky asked about what would happen when the snow plow came through. David said the gates would have to be deactivated for that. He said that if the gate arms are up then the spikes go in. He said he will check into that as well. Padraig said maybe David could ask Adam at North Eastern about an extended warranty, perhaps for four or five years. Tom Janovsky said he felt it was a very good idea. David agreed, adding that right now the community is essentially paying for maintenance on a public road. David said as far as the price goes we could cut out the spikes but Ted said that the spikes are the main deterrent. All agreed that the spikes would be a major deterrent to people outside of the community. There was some more discussion regarding the gates. Ted suggested that at next

months meeting the question of the gates be put to a vote. Meanwhile David will get some more answers to the questions and suggestions raised today. Bill Frobose asked if North Eastern Security was fairly local. David replied they are from Wyoming, PA which is not too close but that they do service Wild Acres so they are always in the area. There was some more discussion regarding the gates.

Tom Janovsky brought up a situation that occurred with security recently. The lights on the security truck had not been working properly. Because of this the brights were being used and a Security Officer had been following too closely with the brights on. This was very upsetting to the driver who was a woman alone. The lights on the security truck have since been fixed and Security is aware that they need to keep a reasonable distance from the car in front of them.

7. Old Business:

No old business.

8. New Business:

The Budget Committee, consisting of Mary Lou Corbett, Bill Frobose, Jane Opfer and Ted Wetzel will hold a meeting on Thursday February 2, 2012 at 6 PM. Ted inquired of the Board of Directors present if any other Board Members would like to be a part of the Budget Committee. There were no other volunteers.

9. Motions:

No Motions at this time.

10. Comments from Community

No further comments.

11. Adjournment

Motion to adjourn by Jane Opfer. Second by David Curiale. All in favor. Meeting adjourned at 10:37 AM.

