

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY SEPTEMBER 16, 2012**

1. Call to Order

Ted Wetzel, President called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:11 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Laurie Accetta
- Mary Lou Corbett
- Christopher Connelly
- Bill Frobose
- Robert LaMaster
- Pdraig Lynch
- Jane Opfer
- Bill Smart
- Ted Wetzel

Absent were:

- David Curiale
- Michael Manheim
- George Radcliffe
- Frank Wydner

3. Approval of Minutes

Ted Wetzel asked if all members present had reviewed the minutes from August 2012. Jane Opfer made the motion to approve the minutes. Second by Mary Lou Corbett. All in favor. Motion passed.

4. Presidents Report

Ted Wetzel said he has been playing phone tag with the gate company. He said that he is still working on it but there is nothing happening with them yet. Bill Frobose asked Bill Smart to assess the gates. Bill (F) said he felt like the Association might be able to avoid an entirely new system if it can be determined that the current gates would work with the spikes that are being considered. Bill (S) said he take a look. Ted also put in that after some investigation in to the matter of the spikes, they found out that Hemlock Farms had removed theirs some time ago after experiencing some major problems with them. Mary Lou explained that Hemlock took out their spikes about ten years ago because the people would roll back and the spikes would destroy their tires. Instead, she said, they put in what is called lock bar where the bars interlock when the gates come down and cannot be opened manually. She said she had contact information to find out more. There was some discussion regarding the gates.

Ted also said he spoke with our Attorney, Mr. Anders regarding the Lakeview properties and sent him some paperwork. He said hopefully we should have a court appearance soon. He also spoke to Mr. Anders about collections, he said. Mr. Anders recommended liens. Jane suggested that lists be put together, some liens, some to the collections company. She said that any one on the board interested in helping put that together could work together to get it done. Bill Frobose agreed as well saying it affects those who do pay their dues. He said that within just the last month ten separate residents had threatened to stop paying their dues if their roads weren't fixed. Laurie asked about the legality of putting money for dues in to an escrow account instead of paying the Association. Ted said he spoke to Mr. Anders regarding that as well and it is *not* legal. Jane said she had acquired the paperwork to do the liens and asked for volunteers to meet and work on this situation. Chris Connolly volunteered. Chris, Jane and Ted will meet and invited any Board member interested to attend. They set a date of Wednesday, September 19th at 7pm.

5. Treasurers Report

Mary Lou Corbett reviewed the Treasurers Report that was distributed to all Board Members present. She pointed out that the total expenses for June through August came to over \$108,000 so we need to be careful about spending. The roads are done but all of the bills have not come in yet for them. She said the next large expense will be the snow plowing. Mary Lou said that the "Pool CD" was transferred to the Money Market account. There was no point, she said, to tie it up for one and a half percent interest. Ted called for a motion to accept the Treasurers Report. Chris Connelly made the motion. Second by Pdraig Lynch. All in favor. Motion passed.

6. Committee Reports

A) Roads

Bill Frobose said the roads were completed this week. He said there were four cul-de-sacs done and we did end up spending thirteen to fourteen thousand more than anticipated to get them done. There was a misunderstanding and more was done than requested. When Bill discovered the mistake it was already half way done. Wayco offered to just "oil it and leave it" but at that point that was not an acceptable option. Bill said he was trying to stay in the eighty thousand dollar range but with everything done, including the additional work in section six we are over one hundred thousand for the roads this year. There was some discussion regarding different types of road repair. Bill said he has been talking to Wayco and other companies about what they call a leveling course. This would not necessarily be for next year, but for the future, he said. It would be a benefit for the community but it would be a large expense. So it is something to consider in the future.

B) Maintenance

Bill Frobose reported on maintenance. Martin is not here that often. Bill said possibly we could do an on call basis for work to be done. Jane said maybe we could have some one else come in from outside to do additional work that Martin does not have time to complete.

C) Building

Ted Wetzel had nothing to report on building.

D) Security

Bill Frobose reported on Security. Bill said there was an incident that happened recently: a misunderstanding. Josef was on duty patrolling and observed a vehicle that he said he had seen previously speeding. Bill felt that the situation was not handled correctly. The video camera was not working at the time of the incident. The audio was. Bill listened to the recording of the event and read Josef's report. He also spoke to the resident regarding the incident. He shared his findings with the present company and gave the opportunity for other Board members to listen to the recording and read the report. He said that he felt that other situations had been handled badly as well by Josef. He recommended that Josef be terminated by the Association. Laurie Accetta asked if there was anything that could be done about people driving in the parking lot while the buses are present.

E) Recreation

Laurie Accetta said that the parents are organizing a Trunk-R-Treat on Halloween.

7. Old Business:

a) AOCA:

Jane Opfer said that the AOCA meeting for this month focused on lakes and lake management. There was a representative there by the name of Joe Gallagher. Mr. Gallagher manages a lot of the lakes throughout Eastern PA, she said. He mentioned that there had been a lot of problems with different lakes over this past summer. Man made lakes need a great deal of maintenance he said and are usually the first ones to get in to trouble. He went over different treatments for different problems in the lakes. The dams are still an issue for a lot of Lake Communities, Jane said. She said that the DEP is making a lot of lake communities spend an exorbitant amount of money on bonds for their dams. She had spoken to Rose Mary Brown and that is something that the Representatives are working to resolve. Mr. Gallagher had mentioned at the AOCA meeting that man made lakes should have aerators and bubblers working in them to keep the oxygen levels

circulating. He suggested the use of weighted hoses. He suggested putting bait fish in to the lake to help sustain the environment of the lake. The other thing that was discussed at the AOCA meeting was record keeping. It was suggested that all records be scanned and transferred to cds instead of keeping the paper information. The paper information could then be destroyed. Burning the papers was what they suggested. Padraig mentioned that this would be a very long and drawn out process and very difficult to do as each document would need to be scanned and named separately. Bill Smart agreed. Bill Frobose inquired as to how long records are legally supposed to be kept for. The general consensus was five to seven years but longer for financial records.

b) Snow Plow Bids:

Ted Wetzel said he was not impressed by any of the snow plow bids received. The bids were distributed to all of the Board Members present. All were in agreement on this issue. The bids were all very high; over \$15,000 more than last year. Bill Frobose suggested we call Snow Chasers to see what they have to offer. They had bid last year and were pretty close to what we were paying with the company we have been working with. There was much discussion regarding options for plowing.

8. New Business:

Bill Frobose brought up the terrible condition of the carpet in the clubhouse. He brought in a sample of carpet from Lowes for which he got a quote for \$4500 installed.

9. Motions:

a) Ted Wetzel made a motion approve up to \$4500 for carpet replacement in the clubhouse. Second by Padraig Lynch. All in favor. Motion passed.

b) Bill Frobose made a motion to waive the charge for the recent clubhouse rental which was a deployment party for a resident heading to Afghanistan. Second by Padraig. All in favor. Motion passed.

c) Ted Wetzel made a motion to spend \$849.86 on the ball field camera that zooms in on license plates and other details. Second by Rob LaMaster. All in favor. Motion passed.

d) Bill Frobose asked for a motion to approve the new security vehicle camera. Bill Frobose shared the research that he had done regarding the cost and function of this camera on paper. Ted made a motion to approve up to \$500. to purchase the camera. Second by Padraig Lynch. All in favor.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by Laurie Accetta. Second by Bill Smart. All in favor.
Meeting adjourned at 10:45AM.