

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY JANUARY 20, 2013**

1. Call to Order

Ted Wetzel, Board President called to order the regular meeting of the Board of Directors of the Pocono Mountain Water Forest Community Association at 9:05 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Mary Lou Corbett
- Christopher Connelly
- Bill Frobose
- Rob LaMaster
- Padraig Lynch
- Jane Opfer
- Ted Wetzel
- Frank(Skip) Wydner

Absent were:

- Laurie Accetta
- David Curiale
- Michael Manheim
- George Radcliffe
- Bill Smart

3. Approval of Minutes

Ted Wetzel called for approval of the minutes from November. Bill Frobose made the motion to approve the minutes. Second by Jane Opfer. All in favor. Motion passed.

4. Presidents Report

Ted Wetzel said he met with Ellen from PCCD to go over the area by the boat ramp. He said that it was determined that only half of what was originally thought was necessary, needed to be done. It has been taken care of. Ellen should be able to come by soon and inspect the area. We should then receive a letter officially closing the issue.

Ted said he also received a letter from Marshall Anders regarding the property on Maple Ridge Road. We need to get a copy of the seller's disclosure. Also he is recommending that we get an engineer of our own to assess the situation. The property owner is claiming that trenching was not put in correctly but if that is the case, the township should not have approved the home to be built. Also the home is below grade and was built that way. There was much discussion regarding the situation.

Regarding the lake view properties, Mr. Anders is still waiting to hear from the other Attorney that he has recommended.

Ted let all members present know that the company that was contracted to plow was let go, due to lack of performance (Clubhouse parking lot not plowed, portions of roads and some entire roads not taken care of.) and lack of response (Ted called & spoke with the secretary three times and got no return calls or resolution to the problem) We sent a certified letter to request our January payment back. Ted called a few contractors and was able to contract with Lloyds Landscaping to finish up the year.

Ted mentioned that a budget committee be formed again to create the budget for 2013-2014. Ted, Jane, Mary Lou, Bill Frobose and Chris volunteered for the budget committee. Padraig will help as well if he can get here.

Ted said there is a property owner that has six lots and owes a significant amount on these lots. The Property Owner's Attorney sent a request to give PMWFCA the properties back, pay all fees associated with the transfer of properties, bring all property taxes up to date and pay \$1000.00 towards collections fees. There was some discussion regarding the offer. There will be a motion.

5. Treasurers Report

Mary Lou Corbett reviewed the Treasurers Reports for October, November and December that were distributed to all Board Members present. Chris Connelly mentioned that there was one typing error, but the numbers are otherwise correct. He made the motion to accept the Treasurers reports. Second by Rob LaMaster. All in favor. Motion passed.

6. Committee Reports

A) Roads

Bill Frobose said there is nothing to report on the Roads. Ted mentioned the potholes that are cropping up. Bill Frobose said this is not unusual and he will be getting quotes in spring for the repair of the roads.

B) Maintenance

Bill Frobose reported on maintenance. He said he is still planning to put together a work log for Martin and a list of things to be done. He simply hasn't had the chance to do this yet. Chris offered to help set up the log. Mary Lou mentioned that the mailboxes in section six had not been cleared. The mail wasn't being delivered. Ted said he will call the Snow Plow contractor and talk to him about keeping that area clean.

Bill said he would like to renovate the volley ball court, bring some sand in and make it more accessible and more attractive. Skip Wydner asked about the tennis court. Bill said that needs work as well.

Bill inquired about the fireplace, Ted said Pennywise is checking into that, they did say that the current logs in the condition that they are in should not be used. They said that could release carbon monoxide into the air.

Bill suggested putting a heater in the basement to avoid any problems caused by freezing conditions. Ted suggested a vent less heater for efficiency. Also Jane mentioned that when the water runs it runs extremely hot so the hot water heater temperature may need to be adjusted.

C) Building

Ted Wetzel said there is nothing new in building.

D) Security

Rob LaMaster and Bill Frobose reported on Security. Bill said that Mike is working a few hours a week. He said an application was resubmitted for the Security position from someone who had applied previously. He said he would give the application to Rob for his review.

Rob asked about having residents volunteer to drive around and look out for the community. Ruth said she had spoken with Don (our insurance agent) about that at one time and that it is something that could be a liability. Just driving around in one's own vehicle would be ok as long as they don't approach anyone as a representative of the PMWFCA. A member of the Board of Directors however could drive around in the Security vehicle and approach people as a representative of the Association.

E) Recreation

Laurie Accetta was absent. Ted said he thought that the Christmas party went very well. Jane mentioned there may be a plan for an Easter Party. Bill Frobose said that Suzanne has asked some of the Grandparents in the community if they would be interested in organizing an Easter Party and she did get a good response. So hopefully that will take place. Bill Frobose said that he purchased a very good stereo system at a discount price on line for the clubhouse.

7. Old Business:

a) AOCA:

Jane Opfer said that there will be no further AOCA meetings until spring.

c) Collection Company

Ruth said we received a total of \$3,222.24 from the Collection Company in November. In December she said we collected \$339.32. She said we have received several letters requesting supporting documentation and signed authorization to proceed with legal action. Chris asked how many property owners have gone to collections. Ruth said there were 22 property owners sent to collections.

d) Vending Machines

Ted said he is trying to get in touch with Russ who owns the vending machines so that they can be removed. Hopefully that will be done soon, he said.

8. New Business:

Postcards need to be sent out, Ted said to inform property owners of the openings on the board. Applicants need to have their resumes to the office by the March Board meeting, Mary Lou said, so we need to get them out soon. The newsletter will go out after the March meeting.

9. Motions:

Mary Lou Corbett made a motion to accept the six properties (28-1, 420-3, 340-4, 14, 16, and 35-6) in lieu of dues owed; provided that all taxes and all transfer fees are paid by the seller, any liens against the properties have been satisfied and the Association receive \$1000 to cover collection costs. Second by Rob LaMaster. All in favor. Motion passed.

Ted Wetzal made a motion to accept the bid from the current Snow Plow contractor. Second by Padraig Lynch. All in favor. Motion passed.

10. Comments from Community

Jane Opfer said that the new heaters worked very well for her recent rental of the clubhouse. She said everything was very nice.

11. Adjournment

Motion to adjourn by Bill Frobose. Second by Padraig Lynch. All in favor. Meeting adjourned at 10:47AM.