

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY MARCH 17, 2013**

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 9:10 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Christopher Connelly
- Bill Frobose
- Rob LaMaster
- Pdraig Lynch
- Jane Opfer
- Bill Smart
- Ted Wetzel
- Frank (Skip) Wydner

Absent were:

- Laurie Accetta
- Mary Lou Corbett
- David Curiale
- Michael Manheim

3. Approval of Minutes

Ted Wetzel called for approval of the minutes from February. Padraig Lynch made the motion to approve the minutes. Second by Jane Opfer. All in favor. Motion passed.

4. Presidents Report

Ted Wetzel said he is still working with Marshall Anders and waiting for the other side to respond regarding Lake View Properties. Insurance company was notified about the Maple Ridge property, he said but as there is no actual claim at this time, they are not doing anything. Mr. Anders advised that we wait to see what the property owner does next, if anything. Mr. Anders did say that the P.M.W.F.C.A is not to blame in the situation, Ted explained.

5. Treasurers Report

Mary Lou Corbett was absent. No Treasurers Report today.

6. Committee Reports

A) Snow Plowing

Our Snow Plow contractor for this season, Douglas Twaits of Lloyds Landscaping was present to answer questions and concerns. There was much discussion regarding the weather events and ice/snow maintenance issues. Bill Frobose suggested that the community purchase a plow truck. There was much discussion regarding this suggestion. There were no definitive decisions made at this time.

B) Roads

Bill Frobose said he plans to contact road repair contractors this week. He said one of the roads he intends to tackle this year is Laurel Drive. There is a process called scratch and fill that he has mentioned before. He is hoping to give that process a try this year on Water Forest Drive.

C) Maintenance

No maintenance report for today.

D) Building

Ted Wetzel said there is nothing new in building.

E) Security

Rob LaMaster said he is just waiting for a decision going forward with the gates. He said he feels the spike strips are not a good idea. There was some discussion regarding the gates.

F) Recreation

Laurie Accetta was absent today. Ted said there will be an Easter party next week. Cathie McCarthy, Penny Wetzel and Rosalie DeMaio are putting it together.

7. Old Business:

A) Collections: Ted raised some concerns about the collections company. He said we are not really getting much out of the situation; payments have been few and far between. Jane Opfer raised the point that the Association initially gave them about twenty of the toughest accounts and maybe we should give them twenty more and see if we do any better. Ted agreed but would like to re-negotiate their percentage. Bill Frobose pointed out that the percentage does get billed back to the property owners so that wouldn't be an issue but it is what discounts are agreed to that count. Bill Frobose suggested that we should eliminate the option of a discount altogether. There was much discussion regarding collections. Ted said that we will send them another twenty accounts but we will not let them take any discounts without consulting us first. We will also give the property owners a final warning that they will be sent to Sunrise Collections if they do not respond within seven days of receipt of their correspondence.

B) Budget: The proposed budgets will be put in to the newsletter. Jane Opfer suggested that a note be included, stating that if we do not have a quorum at the general meeting, a special assessment may need to be sent to all property owners. Padraig made a motion to accept the proposed budgets. Second by Rob LaMaster. All in favor.

C) Newsletter: There was some discussion regarding the format of the newsletter. Ruth mentioned that there had been some requests to advertise in our newsletter. There was some discussion as to whether or not that would be cost effective and also that if it was done, there should definitely be a disclaimer attached to them. There was some discussion regarding whether the newsletter will be sent through Journal News (our newsletter company) or straight through the office. Ruth said she will look in to what would be more cost effective and let Ted know.

D) AOCA: Jane Opfer attended the most recent AOCA meeting. One of the things that was discussed was that Tanglewood changed the name of Security to “Safety Force” to avoid lawsuits. She also mentioned that the excerpt from the PMWFCA ACRS regarding security monitoring homes while property owners are away should be removed as that is no longer an option. She said the ACRS do need to be refined. There was general agreement on that point.

She mentioned also that it was suggested at the AOCA meeting that there be an emergency procedure in case of a storm so that residents have a place to go within the community. Perhaps the clubhouse she said could be equipped with a generator and be available. Bill Frobose had suggested that at the previous Board Meeting. The Board Members present agreed that this was a good idea. There was some discussion on how it should be done.

Jane said that properties having been acquired by the Association was discussed as well. The advice she was given was that the properties should be offered to property owners within the Association first. Bill Frobose said that it should be made clear to perspective buyers, though that if a lot that is purchased is buildable it can not be married to another lot.

Another thing that was discussed at the AOCA meeting was private septic tanks. They suggested that people be aware of them and if they smell that something is not right, it should be brought to someone’s attention. There was also more discussion regarding the DEP and the Dams at the AOCA meeting. They said that the DEP’s funding has been cut significantly and now they are addressing category three and four dams.

Another thing that was discussed she said, was to be aware of people selling property on Craigs List, E-Bay and other internet resources. Bill Frobose suggested that perhaps we could check in to having the buyer responsible for any fees that may have been neglected during a sale that took place in that manner or in any situation where those fees were neglected during a sale of property.

Chris Connelly showed interest in attending AOCA meetings as well as Jane. Jane said also that State Representative Lisa Baker will be a guest at an upcoming AOCA meeting.

8. New Business:

A) New Board Member: Ted introduced Bill McCarthy to the company present. Bill McCarthy did submit a resume for election to the board and as there are several openings and only three resumes have been received so far, Ted asked the Board members Present for a motion to grant Bill McCarthy a seat on the Board of Directors. Bill Frobose and Ted informed the members present that Bill McCarthy has already volunteered for the community on numerous occasions. A couple of things that he did said Bill Frobose was to paint the back room of the clubhouse last year and help with spring cleanup. Bill McCarthy spoke to the Board Members present. He told the members present a bit about himself and his reasons for wanting to join them. His resume is available for any community member to review.

B) Renters: Ruth enquired about renters. If a property owner is not paying the dues but misled their renters in to believing that they are eligible to use the amenities, we should let them know that they are not eligible because of the delinquency in dues, Ted said. Bill Frobose suggested that we possibly give renters the option of a “guest fee”. He said this would not affect dues owed by the property owner which would be completely separate. It would create revenue for the community as well, he pointed out. There was some discussion regarding this subject.

C) Bus Stop: Ruth mentioned that one of the Moms at the bus stop offered to volunteer her time to distribute fliers in the parking lot during bus pick up and drop off. The fliers have been made up in the office regarding flow of traffic and bus stop rules. The Board Members present agreed that this was a good idea, as it had been discussed at previous meetings and appreciated her volunteering her time.

9. Motions:

Ted Wetzel asked for a motion to bring Bill McCarthy on to the Board of Directors. Padraig Lynch made the motion. Second by Rob LaMaster. Jane Opfer abstained as she is related to Bill McCarthy. All others in favor. Motion passed.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by Rob LaMaster. Second by Padraig Lynch. Meeting adjourned at 11:05 am.