

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

**BOARD OF DIRECTORS MONTHLY MEETING
SUNDAY APRIL 21, 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 9:08 AM in the Pocono Mountain Water Forest Clubhouse.

2. Roll Call

- Christopher Connelly
- Mary Lou Corbett
- David Curiale
- Bill Frobose
- Bill McCarthy
- Jane Opfer
- Bill Smart
- Ted Wetzel
- Frank (Skip) Wydner

Absent were:

- Laurie Accetta
- Rob LaMaster
- Pdraig Lynch
- Michael Manheim

3. Approval of Minutes

Ted Wetzel called for approval of the minutes from March. Frank (Skip) Wydner made the motion to approve the minutes. Second by Jane Opfer. All in favor except for David Curiale who abstained. Motion passed.

4. Presidents Report

Ted Wetzel said he is still working with Marshall Anders in getting the money owed by Precision Landscaping. Nothing new on the lake property yet, Ted said. We are still waiting to hear from the opposing Attorney and clients. Ted said that PCCD has not given the final approval on the road (boat ramp) He said he will be following up with that, taking a trip to the Conservation District. He said that there were some complaints made about leaves and other natural material being put behind the mailboxes. He spoke to the PCCD about this and because they are natural materials there is no issue. He also spoke with them regarding placing road materials there. They told him that was not an issue either but the Association can put in for an “ENS” permit. That will cover the association if any one should raise any questions. Ted did review the permit on line. He said it is more than what we need. He may apply for it just the same. Skip asked if the property owners have been reminded that they cannot do anything on or by the lake. Ted said he will check with Marshall Anders and see what he suggests.

5. Treasurers Report

Mary Lou Corbett said we are \$26,000 over budget. The problem she said is that between roads, snow plowing and insurance, we are about \$40,000 over what we figured through March. Budget is \$288,000 and we’ve spent \$323,000 she said. There was much discussion regarding the budget and expenses. The Treasurers report was tabled until next month.

6. Committee Reports

A) Roads

Bill Frobose said he has contracted Wayco for pothole repair. He said he also has a meeting scheduled with Enslin tomorrow. They have offered scratch and fill for \$100/ton. He got a bid from Wayco for \$19.66/linear foot which would be about \$100,000 per mile, Bill Said. He said we have been keeping up with the five year plan.

B) Maintenance

Bill Frobose said there are a few projects he wants to tackle. He also proposed that when the maintenance truck goes out, there be a work order. Jane said perhaps Bill McCarthy could help with Maintenance. Bill Frobose said that if Bill McCarthy would like to take over Maintenance that would be good. Skip Wydner asked about the fence in section six by the mail boxes it had been started but not completed. Bill Frobose said he believes Martin was asked to purchase the posts. Bill Frobose said the gazebo floor needs to be repaired. Jane Opfer inquired about Markwalter Landscaping. Bill Frobose said that Markwalter submitted a very impressive proposal and that it was the most economical of all of the landscape proposals. There was some discussion regarding the landscaping company. There was general agreement that Bill Frobose made the right decision and the Board Members present thanked him for the time and effort that he gives to the community. Bill said that he has heard rumors that the pool will not be opening. He has explained that it will be opening because it is an amenity that we are required to make available to dues paying members. There was some discussion regarding how to cut costs and bring in extra revenue.

In continuing with the Maintenance report, Bill Frobose said also that the tennis courts are in dire need of repair and the pump house still needs to be addressed. Bill said he has some appointments set up with contractors in consideration of putting up a 60' by 100' foot pole barn or steel barn for the construction of a maintenance and or recycling center behind the mailboxes by Lakewood Drive. This is has been discussed with the PCCD in regards to what we would need for permits and it is a feasible project. Bill Frobose also suggested that we look in to more stable garbage cans so that they stay in place; can't be tipped or dumped. Ted said he may be able to get a few for the community.

C) Recreation

Laurie Accetta was absent today. Ted Wetzel said there is nothing new in recreation.

D) Building

Ted Wetzel said that the only thing in building is there is an unacceptable driveway on Water Forest Drive. There is a home is in the process of being built on that property. He said he will help Ruth in drafting a letter to the property owner.

E) Security

Rob LaMaster was absent today. Bill Frobose said that a community member approached him last Friday regarding three guys in his driveway making obscene gestures at him and being confrontational. Bill went back to his home with him and found them in the area. There were two minor residents and one friend, all around fifteen or sixteen years of age. Bill spoke with them and they seemed responsive. On Saturday (the day after the incident), he pulled in to the clubhouse parking lot and there was a Conservation Officer here with the same three young men. The Conservation Officer said he was patrolling the lake and noticed a fire with black billowing smoke. The boys had taken some of the mats from outside the clubhouse and started burning them. When they saw the Officer, they proceeded to throw the mats in to the lake. Bill asked for an incident report. The Officer said he did not write up an incident report because it wasn't called in, it was just something that he observed. He did however write fines to the parents of the minors. The parents of the two who were residents did come down and pick up the boys and accepted the fines. [Bill said every one should be aware that fishing licenses are required for any one sixteen and older.] The very next day (Sunday) there was a State Trooper on the other side of the ball field. There was a home broken into. The incident happened between 11:00 am and 12:00 pm. Jane Opfer suggested that incidents be listed on the website, not physical addresses but types of incidents and, "in the area of" Ruth said she will put something on the website. She said she will also put the information regarding fishing on the website as well. Bill Frobose also made mention that people can not take it upon themselves to stock the lake with fish from other areas. The Conservation Officer said that doing that could cause many environmental problems.

7. Old Business:

A) AOCA:

Jane Opfer and Bill McCarthy attended the most recent AOCA meeting. One thing that was discussed was a fiduciary statement regarding what is expected of Board Members, for example, confidentiality issues.

Another thing that was addressed was atvs, they suggested taking video because video evidence is very helpful and they are illegal throughout the state. They also discussed liens. They said that liens have to be renewed every five years.

Jane said that she and Bill McCarthy also attended an informational meeting given by State Representative Rosemary Brown. One thing that was talked about there was the fact that in Western Pennsylvania, Associations are not a common thing. Legislators in that part of the Commonwealth therefore are not that familiar with them. That makes it difficult to make things happen for Associations. Jane said they also had State Police from the Swiftwater barracks which is a much larger barracks than our local State Police barracks in Blooming Grove. They have more programs that they say should be in effect in all Barracks. There were some representatives of Wild Acres who said they don't get cooperation from the Blooming Grove Barracks. A representative of the State Police that was present said they could call them and also gave the name of the lieutenant at the Blooming Grove Barracks (Lt. Slater) to call with any problems. They did say that their investigations can take a very long time. They did reiterate that the State Police only come in to communities when invited. They will not patrol. They will come in for the following reasons: assault, burglary, serious traffic offenses such as reckless endangerment, an accident caused by a drunk driver, etc. They also suggested that speed limit signs be posted every half a mile. They cannot enforce development laws. If anyone sees anything suspicious going on, that it be called in and always take down as much information as they can, i.e. plate number type of vehicle, etc.

Jane said the Department of Conservation and Natural Resources was also present at the meeting. They talked about forestry, watershed protection and fire prevention. They are willing to come to communities and do informational presentations. They also mentioned new life jacket laws. The Game and Wildlife Commission was there. They talked about rattlesnakes. Rattlesnakes are not endangered but they are on the candidate list. Always call (they gave a phone number) said if you see one. Do not approach them. They also talked about not feeding wildlife at all.

David Curiale mentioned that the Dog Warden will be coming around to check dog licenses. It was in the paper, he said. Also Bill Frobose asked if the septic laws regarding nitrates were mentioned at the meeting. Jane said they were not but that that was in the newspaper recently as well.

B)ACRS: Jane Opfer mentioned that a meeting should be held to revise the ACRS (Rules and Regulations) She asked for volunteers to go over them. The following Board Members will meet at a time to be designated: Jane Opfer, Ted Wetzel, Bill Smart, Christopher Connelly and Bill McCarthy.

C) Collections: We have not had any collections payments as of now. The collections company had combined their payments and fees. This does not work. The payments have to be separate from the payments because the payments have to reflect what is posted in to individual accounts. Ted did give a new collections list to Ruth and a pre-collections letter did go out based upon that list of twenty two property owners. Also the properties received from Sellin have had some interest. Bill Frobose suggested that we ask \$20,000 per lot. That was agreed to by all members present as a fair price.

8. New Business:

No new business.

9. Motions:

Bill Frobose made a motion to hire Markwalter Landscaping for our lawn care at \$595 unlimited cuts per month. Second by Ted Wetzel. All in favor. Motion passed.

10. Comments from Community

No comments from community.

11. Adjournment

Motion to adjourn by Bill Smart. Second by David Curiale. All in favor. Meeting adjourned at 11:25am.

