

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

**BOARD OF DIRECTORS MONTHLY MEETING  
SUNDAY MAY 19, 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**

- Bill Frobose
- Bill McCarthy
- Jane Opfer
- Rob LaMaster
- Mike Manheim
- Bill Smart
- Ted Wetzel

Absent were:

- Laurie Accetta
- Chris Connelly
- Mary Lou Corbett
- David Curiale
- Pdraig Lynch
- Frank (Skip) Wydner

**3. Approval of Minutes**

Ted Wetzel called for approval of the minutes from April. Bill Frobose pointed out a couple of typing errors which will be corrected. Bill Smart made the motion to approve the minutes. Second by Rob LaMaster. All in favor. Motion passed.

#### **4. Presidents Report**

Ted Wetzel said that Ellen is back with the Pike County Conservation District and he will be working with her again on getting the boat ramp issues finalized. Ellen is the person at the PCCD that had been working on this issue with him originally, he said. Ted said while he was at the PCCD, he inquired about being able to use the area behind the mail boxes (by Lakewood Drive) to place natural materials. He was advised that there is a form to fill out and as long as there's no danger of the materials getting in to the water, there's no problem. We would just need to keep the form on file. This would protect us from any one trying to make a complaint. Ted said he spoke with Marshall Anders and the court date won't be happening until late November. The Surveyor that Mr. Anders recommended reviewed all the material that was given to him and checked the areas in question. He came to the conclusion that the Association is in the right and the property owners involved do not meet the meets and bounds to claim lakefront property. Jane Opfer asked if the surveyor had to be paid. Ted explained that the opposing side will be responsible to reimburse the Association for all costs relating to the case, including the surveyor's fees. Ted also reported that he spoke with Mr. Anders regarding a possible increase in dues, even if we do not get a quorum at today's general meeting. Mr. Anders will go over the bylaws and let Ted know as soon as he has done so, what the Association's options might be in regards to that.

#### **5. Treasurers Report**

Mary Lou Corbett was absent this morning and the treasurer's report was tabled until the next BOD meeting.

#### **6. Committee Reports**

## **A) Roads**

Bill Frobose said Wayco has begun the pothole repair. He said he said he has not gotten a call that they have met the 200 ton yet. He said he is hoping to have all of Water Forest Drive repaired and Lakewood as well. Ted said there was a patched area in front of a driveway that was not smooth. He He did speak to the road work crew regarding this.

Ted said he got a complaint about a pothole on Blue Spruce Court. Bill Frobose said they will be doing what they can with the budget allotted.

He said he met with Enslin but the price was not as good as was quoted previously. He said Enslin might not be in the budget this year.

He said there are a few of the areas that Wayco patched that he would like to have fixed and he will be addressing that with them.

Bill Frobose said tar and chip does not start until August. He said Laurel Court needs some attention on drainage ditches and culvert pipes.

## **B) Maintenance**

Bill Frobose reported on maintenance. He said there is not much new in maintenance. There was some discussion regarding the need for volunteers.

It seems the same few people volunteer consistently, Bill Frobose said but those who complain the most do not seem to have any interest in helping.

There was some further discussion on how this issue could be resolved.

Jane Opfer asked if Ted had gotten any bids for the pumphouse yet. Ted said he has been asking around but has not gotten any yet. He said he will continue to try.

Ted said that he got a complaint regarding the fence by the mailbox and the fallen tree on Woodland Drive. Ted said he will look in to what the cost would be to remove the tree, but Bill Frobose informed the Board members present that when the PMWFCA representative that cut the tree tried to cut it back further, he was told that he was on private property.

Bill Smart said he had heard the same thing. Ted did mention that there is a ten foot easement so that for ten feet it would not be the resident's property.

Ted also said that is having the fence repaired by the mailbox. The materials were donated by him. An estimate on a generator for the clubhouse was submitted by LaMaster Electric(Rob LaMaster) The B.O.D. will have to try to get two more estimates before a motion can be made, but the price was very competitive.

### **C) Recreation**

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

### **D) Building**

Ted Wetzel had nothing to report on Building today.

### **E) Security**

Rob LaMaster reported on Security. Rob asked where we are with the installation of the gates. Bill Frobose said they were already approved so we can go ahead with it. They will be stronger gates than what we previously had. There was some discussion regarding the gates. Rob said he spoke to Mike (Security Officer) regarding use of gas card for oil and washer fluid. The other members were in agreement that the use of the gas card for small expenses would be fine. Bill Frobose said he received a call from a member who was fishing by the dam and noticed some young people taking the community boats out. Bill said he came down and spoke with them, and they did put the boats back. Rob said he also got a complaint from a property owner that lights were shining in to their window from the boat ramp. Mike Manheim brought up a couple of incidents with loose dogs. One time he said there was a pit bull running loose that belonged to a resident in the community. The second time it was two pit bull mixes with no identifying information. He said both times, there were Moms and little ones on the deck of the clubhouse and the dogs came right up to them. Bill Frobose suggested putting on the website that dogs are prohibited in all common areas except for the dam or the boat ramp, and all dogs should be leashed and licensed. Ruth will put this on the website and that these rules will be enforced.

## **7. Old Business:**

**A) AOCA:** Jane Opfer was not able to attend the AOCA meeting this month.

**B) Collections:** Ruth Hadley (Office Secretary) went over the collections report. We did finally get a payment from the Collections Company encompassing the last four months. There was a total of \$2190.74 received from Sunrise Credit, she said. She explained that legal fees, even though they are charged back to the property owners, do get pretty steep. There was some discussion regarding the pros and cons of continuing with the collections company.

## **8. New Business:**

**A) Community Yard Sale:** Ruth said that some property owners were inquiring as to when the community yard sale would take place. There was some discussion as to when that would be and it was decided that it will take place Friday June 14<sup>th</sup>, Saturday June 15<sup>th</sup> and Sunday June 16<sup>th</sup>.

**B) Pool/Lake:** Ted mentioned that Jane Opfer and Bill McCarthy have volunteered to supervise the lifeguards. Jane Opfer said it was decided that the pool would be opening on June 29<sup>th</sup>. Ruth mentioned that we did receive more Lifeguard applications. Jane suggested the getting the lifeguards together to go over everything, hopefully in the beginning of June. Bill Frobose said we have a few boats that are in bad shape and need to be replaced.

Regarding the pool and lake hours, after some discussion, it was decided that the hours would be 12pm to 7pm Sundays through Thursdays and Fridays and Saturdays 12pm to 8pm. Every day two lifeguards will start at noon and one will start at two pm. Depending on how busy or slow the pool and lake get, the head lifeguard will use their discretion in calling in help or sending lifeguards home. The last full week of pool and lake hours will be August 18<sup>th</sup> through August 25<sup>th</sup>. The lifeguards will open the pool Labor Day Weekend, however. Salaries for lifeguards were discussed and agreed upon. They will be the same as last year.

**C) Vending Machines:** Ted said he spoke with Russ, the owner of the vending company. Russ told him he will be coming to pick up the machines

but that the community can keep one to use or sell. The members present agreed to take the drink machine in the back room.

**D) Summer Office Hours:** It was decided that summer office hours will begin on June 29<sup>th</sup>, when the pool opens.

## **9. Motions**

No Motions

## **10. Comments from Community**

No comments from community.

## **11. Adjournment**

Motion to adjourn by Bill Smart. Second by Rob LaMaster. All in favor.  
Meeting adjourned at 10:49am.