

MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
ANNUAL OPEN MEETING
JULY 13, 2024 12:00 NOON

PRESENT:

Paulette Leslie, President
Rick Libbey, Director of Maintenance
Ellen Cuffari, Director Activities/Aquatics
Tom Hollywood, Director Architectural Standards/Code Enforcement
Alan Ingrassia, Director of Security
Lori Ann Sveda, Recording Secretary

VACANT:

Vice President
Treasurer

President Leslie opened the meeting with the Pledge of Allegiance, then welcomed everyone for attending.

PRESIDENT REPORT:

1. An updated Repository list is available for homeowners (on front table or in office thereafter.)
2. MPPOA Volunteer Forms are available as we're always seeking volunteers (on front table or in office thereafter.)
3. President Leslie reported there are lists available of what actions have been taken thus far per arrears (lists contain no personal identifying information.)
4. President Leslie gave a status report on the following:
 - a. There are 1911 lots in MPPOA.
 - b. 269 lots are in Repository.
 - c. 456 lots are in arrears.
 - d. Of the 456 lots in arrears, 43 are in the 2024 Tax Claim, 26 in the Upset Tax Sale in September and 17 in the Judicial Sale in November.
 - e. Approximately 260 letters were mailed to homeowners with balances.
 - f. Since December 2023, approximately \$97,000 has been collected by our Office Support, Diane Hartman, but approximately \$711,000 remains outstanding. (President Leslie reiterated that just because some of you pay, doesn't mean everyone pays!)
 - g. 17 homeowners (with 20 lots) are on payment plans.

MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
ANNUAL OPEN MEETING
JULY 13, 2024
(2)

- h. 25 lots for 7/23-7/24 have been purchased from the Tax Claim Bureau and are now billable lots. There are a few additional deeds that have yet to be updated. Once updated through Carbon County, bills will be mailed out.
 - i. 5 houses and 2 lots have liens through the Court of Common Pleas. Hoffman Law was hired to handle these accounts. The liens will appear in the title searches until they're paid off.
 - j. 78 Resale Certificates were processed for houses and lots from 7/23 – 7/24.
5. President Leslie again reminded homeowners that they should be very mindful of what they express on Facebook (META) posts. False and unfounded accusations that she/any BOD is “pocketing” any MPPOA monies is defamatory and slanderous. President Leslie again invites any homeowner to make an appointment to review financials/receipts and reminds the homeowners that this offer was never made to her as a homeowner.
6. President Leslie reported that the replacement of the front decking of the Clubhouse cost more than originally quoted because it had to be brought up to code due to the railing that was previously installed (was residential railing, not commercial per the State Inspector.) The previous Maintenance Department’s installation did not allow for the fire exit door to be opened; therefore, was not only a safety hazard, but not up to code either.
7. President Leslie reported that the updated 2024 budget is in everyone’s packet. The Budget Committee will begin to meet between September/October to discuss the 2025 Budget.

SECRETARY REPORT:

- 1. Secretary Sveda discussed the need to certify more lifeguards for the 2025 summer season. Homeowners were asked if they had children/grandchildren, at least age 15 or older by the next swimming season and interested in becoming lifeguard certified, to contact her at MPPOA.
- 2. Secretary Sveda reported that as the Bylaws Chair, she was hoping to have enough ballots today to approve the proposed amendments that went out.

MAINTENANCE REPORT:

- 1. Director Libbey reported that the grass mowing is going great due to the excellent Maintenance person (Felix) and the past support of volunteers.
 - a. One mower required servicing, and parts were ordered for “Little Blue” for side mowing.

MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
ANNUAL OPEN MEETING
JULY 13, 2024
(3)

2. The salt shed relocation continues to move along. A blacktop pad was poured and is cured. Bids continue to be solicited for the concrete to support the salt cover. Then the current building will be used to house all the equipment/implements, keeping them out of the inclement weather.
3. All three (3) maintenance vehicles have been serviced and are running well.
4. A plan for future road paving continues to be in discussion for next year as it's very expensive.
5. MPPOA purchased an equipment trailer that supports 14000 gross tons. Plans are made to pick it up in Downingtown, PA this coming week. (Purpose explained in #6.)
6. MPPOA leased (with a 5-year buy-out) an excavator to perform maintenance jobs like replacing culvert pipes, digging ditches and roads, etc. rather than contract out these services as they are costly. The trailer (mentioned in #5) is to transport the excavator from point A to point B as it is too heavy a piece of machinery for our roads.
7. Meckesville Inspection (less than two (2) miles from the Clubhouse) has been servicing some of our equipment/vehicles at a reasonable rate.

DIRECTOR OF ARCHITECTURAL STANDARDS/CODE ENFORCEMENT:

1. Director Hollywood reported that 38 citations have been issued since April 2024 to date.
 - a. Homeowners have 15 days from date of citation to either request an appeal, pay or possibly clear up any confusion.
 - b. Director Hollywood said, "call if you need more time and we'll see if we can work with you."
 - c. Most of the citations have involved STR's.
 - d. \$3000,00 in fines have been collected thus far.
 - e. Reminder that permits for fencing/sheds/decks are needed from both Penn Forest Township as well as MPPOA.

DIRECTOR OF SECURITY:

1. Director Ingrassia reported the May-June 2024 Security Report.
2. Director Ingrassia thanked everyone for allowing him to fulfill his term, which ended today.

DIRECTOR OF ACTIVITIES/AQUATICS:

1. Director Cuffari's term expired today as well, and the BOD and the homeowners thanked her for her dedicated service to MPPOA.

MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
ANNUAL OPEN MEETING
JULY 13, 2024
(4)

President Leslie reported on the reorganization of the BOD that took place prior to this meeting:

President	Paulette Leslie
Vice President	Ben Lifschutz
Recording Secretary/Aquatics	Lori Ann Sveda
Treasurer/Activities	William Outwater
Maintenance	Rick Libbey
Security	Tom Hollywood (assist Code Enforcer)
Architectural Standards/Code Enforcer	Vacant

OPEN DISCUSSION:

1. Homeowner questioned why MPPOA was not able to enforce the right of a homeowner to have “peace and quiet” during the day when a neighbor “blares music?”
 - a. Director Hollywood responded that MPPOA follows the established Rules & Regulations (which aligns with Penn Forest Township’s noise ordinance.)
 - b. Kelly Jamison, Esquire, advised that short of requesting the neighbor to turn their music to a more tolerable level, law enforcement could be contacted to possibly address.
 - c. It was also mentioned by other homeowners that the State Police have the equipment to register the decibel of said noise.
2. A homeowner questioned why the rental fees for LTR (Long Term Rentals) were as much as STR (Short Term Rentals?) She further elaborated that when she questioned the MPPOA Office, the response she was given was because these monies were used for infrastructure?
 - a. President Leslie explained that all assessment monies, LTR, STR fees, etc. are all applied to the MPPOA Operating Account, which pays for everything involving the Association (roads, plowing, amenities, etc.) as there is no differentiating one fee from another.

ADJOURNMENT: The homeowners were reminded to stay and enjoy the pig roast, and all the sides provided for them. Director Libbey made a motion to adjourn the meeting, which was seconded by Jose Mendoza. The meeting was adjourned at 1:00 PM.

RESPECTFULLY SUBMITTED,

Lori Ann Sveda
Recording Secretary

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