

SPRUCE HILL FARMS
Property Owners Association
ANNUAL MEETING

June 8, 2013 – 11 AM
(Meeting Minutes)

SHF Board Members:

In attendance-

President.....	Susan Gebase (Lot 304, 305)
VP (Legal Affairs).....	John DeLisa (Lot 409, 410)
Roads Chairman.....	Grover Cleveland (Lot 104)
Recreation Chairman.....	Mike Aleksich (Lot 106)
Member "At Large".....	Nicodemo Rinaldis (Lot 708)
Corresponding Secretary/ Newsletter.....	Leslie Bates (Lot 602)
Treasurer / Bookkeeper *.....	Wendy Robinson (Lot 803)

Not in attendance-

VP (Insurance Affairs).....	Richard Bubb (Lot 810)
Civic Liaison.....	Gloria Brady (Lot 408)
Secretary.....	Eileen O'Toole (Lot 613, 614, 713)

*denotes non-director appointees

28 members were in attendance representing 24 lots. There were 14 proxy statements. A quorum was reached. Meeting begins about 11 AM in the pool pavilion.

Meeting called to order

President Susan Gebase called the meeting to order.

Pledge of Allegiance (even though there was a lack of a flag)

Moment of Silence

Susan Gebase introduced the board members by name and titles.

Reading of last year's minutes

Minutes of last year's annual meeting were read to those in attendance by Susan Gebase.

Highlights of 2012 meeting:

Quorum was reached.

Re-grading of Birch was completed.

Awaiting contract for pool repair. Inquiries in regards to repairs, pricing, using local workers, upgrades.

Bob and Barbara Boone commended for years of service helping SHF.

John DeLisa, Eileen O'Toole, and Leslie Bates were elected to 3-year terms.

Pat Williams (Lot 413) made a motion to accept the 2012 meeting minutes.

Motion seconded by Peter Pesch (Lot 316).

-General membership of SHF in attendance introduced themselves by name and lot #(s).

Treasurer's Report

Report presented by Financial Secretary/Treasurer Wendy Robinson
(Handouts of financial report were handed out to those in attendance. See handout for details.)

The floor was opened to questions.

Bert D'Ambrosio(Lot 608) inquired about money in the rears:

The balance of money owed is \$11,860. Total owed is \$28,513.17. Some members are on payment plans. Suit in action on people who owe that are not on payment plans. Attorney fees are included in suit.

Pat Williams (Lot 413) inquired as to the number of people that owed SHF money:

15 homeowners. One member owes about \$10,000 and there is a lien on their house. Total of 21 members owe money, this included those on payment plans.

Greg Abbey(Lot 706/707) inquired if SHF is liable for abandoned lots:

No.

Mike Aleksich (Lot 106) made a motion to accept the Treasurer's Report.

Motion seconded by Pat Williams (Lot 413).

Road Report

The Roads Report was presented by Chairman Grover Cleveland.

Highlights:

Pot holes were filled in, roads look good.

Getting quotes to chip and tar the roads. Especially roads where erosion is an issue.

About \$100,000 to pave a mile.

Money for stone for the roads similar in price for chip and tar. Might as well chip and tar.

About \$6,000 goes to plowing.

May need to seal the paved area of Pine Tree next year.

The floor was opened to questions. No questions were presented.

Mrs. D'Ambrosio(Lot 608)made a motion to accept the Road Report.

Motion seconded by Rich Linnenbaugh (Lot 103).

Pool Report

The Pool Report was presented by Chairman Mike Aleksich.

Highlights:

All the work is done on the pool.

Pool party on July 13, 2013.

The floor was opened to questions. No questions were presented.

Pat Williams (Lot 413) made a motion to accept Pool Report.

Motion seconded by Mrs. D'Ambrosio(Lot 608).

Old Business

Old Business was presented by Susan Gebase.
There is no old business.

Delbert Harry(Lot 211) inquired if notice of annual dues could be sent earlier. Would like to receive earlier so can budget better:

Discussion occurred and it was decided notices will go out about same time as normal. Members can pay sooner if they wish. We do not foresee dues going up for next year.

Rich Linnenbaugh (Lot 103)made a motion to accept old business.
Motion seconded by Nicodemo Rinaldis (Lot 708).

Board Elections

Board elections were presented by Susan Gebase and John DeLisa.
John DeLisa read the proxies. It was stated that delinquents can't vote. A member inquired if we could know who is delinquent. The answer was that we can't give out names of delinquents in this forum but people can ask individually. None of the people that are delinquent are currently at the meeting.

Mrs. D'Ambrosio(Lot 608)made a motion to accept the proxies.
Motion seconded by Edward Weldon (Lot 315).

We have an election of positions on the board, not titles. We decided later what each person title/function will be.

3 Year Term Elections:

Susan Gebase (President)
Richard Bubbs (Vice President)
Nicodemo Rinaldis (Member "At Large")

Floor open for nominations/volunteers.
Bert D'Ambrosio was nominated to run. He accepted the nomination.
All members up for re-election stated they will run.

Susan Gebase made a motion to close nominations.
Peter Pesch (Lot 316) made a motion to close the nominations.
Motion seconded by Rich Linnenbaugh (Lot 103).

A vote occurred.
Susan Gebase(32 votes), Richard Bubbs (34 votes), Bert D'Ambrosio(26 votes) were elected to a 3-year term.

Nicodemo Rinaldis gave thanks for allowing him to serve on the board.

Deborah Judd (Lot 314)made a motion to accept the vote.
Motion seconded by Edward Weldon (Lot 315).

General Issues/New Business

Pat Williams (Lot 413) inquired to receiving something on paper 3x year on how to contact people in the community. She wanted to know if a newsletter could show up 3x a year with everyone's name and phone # on the board or a board phone list. She wanted to know what the phone number is to reach someone and the mailing address:

SHF phone number 570-595-7771. SHF mailing address PO Box 208.

Susan Gebase asked those in attendance if they wanted a newsletter twice a year and to vote on it. All in favor. One letter will go out in July and the other will go out around December.

Evelyn Apletchef (Lot 605) inquired as to the status of the farm animals:

Board informed that animals were gone. If this is still an issue to send the board something in writing.

Mrs. D'Ambrosio (Lot 608) informed board about dog following people and growling:

Barrett Twp Ordinance states no dogs can be loose and people are to call the police.

Discussion occurred in regards to loose dogs.

Susan Gebase and Mike Aleksich presented information in regards to the pool party.

Please RSVP so board knows what to buy. Board will supply the meats. Asking people attending to bring sides.

Pool opening June 22, 2013.

A motion was made to accept new business.

Peter Pesch (Lot 316) made a motion to accept new business.

Motion seconded by Barbara Boone (Lot 406/407).

Next Year's Meeting

Susan Gebase stated next year's meeting is scheduled for June 14, 2014. She asked if we should make the meeting earlier to June 7, 2014 with June 8, 2014 as the backup date. Those in attendance seem to be fine with the change.

Barbara Boone (Lot 406/407) made a motion to accept the meeting date change.

Motion seconded by a member in attendance.

Adjournment of Meeting

Susan Gebase made a motion to adjourn the meeting.

The majority of those in attendance seconded adjournment of the meeting.