

**LEISURE LANDS COMMUNITY ASSOCIATION**

**MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS**

**JANUARY 19, 2023**

**OCATION OF THE MEETING:**

VFW POST #2540

20 FAWN ROAD, EAST STROUDSBURG

PA, 18301

**Present at Meeting:**

**Raymond, Aida Willard, Greg, Matt, Tracy**

**Absent from Meeting:**

**Guest: see attached list**

**A general meeting of the Board of Directors of Leisure Lands Community Association, was called to order at 7:00pm on January 19th, 2023 at the above location by President Raymond Klein**

**AGENDA TOPICS: Arbnb’s , Games of Chance, Truck acquisition, Website progress**

**I. Review and approval of previous Minutes**

The December meeting was cancelled due to inclement, The minutes for November’s meeting. Will be reviewed.

APPROVED BY \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**SIGNATURES OF BOARD**

**Consideration of open issues**

**Pres. Raymond Klein**, Called the meeting to order at 7:00pm

 **Will**; introduced the agenda outline (see included) for the meeting

*Roll Call of officers*: **Ray Aida, Will, Greg, Matt, Tracy**

**Ray**. on to the committee’s reports

**Presidents Report: Ray :** The games of chance, that were pursued as a financial booster have been denied by the Monroe county Treasures office, due to the LLCAI not being the proper kind of Non- profit organization. For whatever reason the denial, we will not pursue this avenue further at this time.

**Greg:** Stated he was the holder of such a certificate and would be willing to share his status with our Association. This situation will be revisited in the future once more info is available.

**Ray**: Stated about the progress on the acquisition of the LLCAI work Truck. The paperwork in continuing, he also brought up an offer to purchase a cinder spreader for $500.00 but discussion was shelved until a later date due to financial concerns.

**Ray:** reported. he was made aware of a mailbox that had been contracted out by the previous board to be repaired, and that it was finished. The contractor stated he would take $250 for the work performed. Ray asked **Will** to check on it and report back. It was also suggested that the contractor may wish to barter the price for a credit on past dues. The Board will take this into consideration.

**Bookeepers /Treasurer’s Report:, Tracy:** Provided aprofit and loss statement showing a -19,000 deficit, but explained that the timing of the report did not reflect an accurate account of our finances. She also asked for approval on the present AAF contractors due bills to be paid.

 She suggested we contact AAF ad possibly ask for some kind of credit at seasons end, due to the lack of snow. It was decided to wait until that time, because we are still in the throws of winter. **Ray:** wants a breakdown of the work done and hours worked for a better view of where our money is going. Tracy: said she would request that breakdown from AAF.

**Ray:** also made the motion that the emergency work issued by **Will** on the roads is accepted .

**Tracy:** again asked to pay the bills for AAF. Ray: agreed, and signed the bills accepting them for payment.

**Tracy:** made a proposal to increase the Property Transfer fee. The road assessments have been increased from $275.00 per year to $325.00 per year. Thus, the current Property Transfer fee of $325.00 per year should be increased toa higher amount, due to the amount of paperwork and time allotted.

**Ray:** made the motion to accept Tracy’s proposal on the Property Transfer fee but increased the amount to $400.00 It was agreed that the Coolbaugh Road Residents dues ,will remain unchanged.

**Greg:**

**Aida:** Asked if the Property Transfer fee is independent or included in the resale certificate

**Tracy:** They are Separate!

**Ray:** alluded to the facts of cost for even minor repairs, and the need for more volunteer help. Ray: agreed, Made a motion accepting for payment the bills for AAF.

**Greg :**Second, All agreed

 **Architectural Committee:** Greg , Reported on the Arbnb situation, He provided a listing of requirements that must be met before receiving a permit for short-term rentals which totaled +$30,000.00. Acting as a deterrent to their inclusion. This still will not prevent monied investors from seeking these units.

**Ray**: Asked how many of these Arbnb’s exist within our community?

**Greg:** Only 3 that I know of!

Will: if we are to maintain the integrity of our community, we must use every avenue at our disposal to prevent these short-term rentals from creating a problem for our neighbors. The best recourse would be an amendment to our by-laws stating the exclusion of short-term rentals period.

**Ray:** We need to compose a letter stating these requirements sent to each of these homeowners. The letters should be registered ,so as to show proof they have received the information.

**Ray:** made a motion that **Aida** compose a cover letter, for **Greg’s** requirements be sent to Tracy for sending it registered mail to the homeowner of the short-term rental.

**Roads & Maintenance**, Will: stated that he did not agree in the exclusive use of AAF for all our community’s needs. He says we need to build competitive contractors to maintain a fair value for our money.

**Matt:** will investigate to find out how many lots are within the community, in order to estimate a new road assessment formula.

**Unfinished Business**

**Website:**

There was a discussion about a LLCA laptop to be used for Secretarial and website work that was having operational problems. There are Board members who cannot use their PCs due to corporate links preventing them for self-use. **Tracy & Will** have been working on bringing the Website up to speed and will continue to add more useful tools and info on the site.

**Will:** Asked for a letter from the president to add to the website.

**Ray** made a motion to adjourn the meeting at 8:19pm, **Greg** 2nd, All in favor.

**.**

The 2022-23 Board of Directors:

**Ray Klein**, Pres.

**Aida Rivera**, V.P.

**Will Bush**, Secretary

**Greg Smith**, Board Member {Architectural Chairperson}

**Matt Hautz**, Board Member

**Ray** *made a motion to adjourn the meeting at 8:19pm,* ***Greg*** *2nd, All in favor.*

Recorded and transcribed by;

**Willard M Bush Sr**. , Secretary, LLCAI

BOARD MEETING AGENDA

1. Call to Order.

2. Approval of Minutes.

3. Reports.

 a. Presidents Report

 b. Treasurer's Report

 c. Committee Reports

 a. -Architectural Committee

 b. -Roads & maintenance

 c. Social events Committee

4. **General Meetings Only**,

Open Forum. During open forum, each attendee may address the board for up to three minutes. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in other disruptive behavior. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others. All persons must follow the Meeting Rules listed at the bottom of this agenda.