



LEISURE LANDS

A WOODLAND COMMUNITY

LEISURE LANDS COMMUNITY ASSOCIATION

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS

September 15, 2022

LOCATION OF THE MEETING:

VFW POST #5420

20 FAWN ROAD, EAST STROUDSBURG

PA, 18301

Present at Meeting:

Aida, Raymond, Willard, Andre, Greg

Absent from Meeting: Tracy

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 Sept.25th, 2022 at the above location by President Aida Rivera

AGENDA TOPICS: Protocol and Procedures, Roads, Snow Removal for 2022-23 season, Executive elections.

I. Review and approval of previous Minutes

Minutes of the previous Annual meeting was distributed or approved by those Board members present.

APPROVED BY _____

SIGNATURES OF BOARD

II Consideration of open issues

Aida Rivera, Called the meeting to order at 7:00pm

Will; introduced an outline (see included) of Board meetings Protocols and procedures, that the board decided to follow beginning with this meeting.

Treasurer's Report:, Aida explained, there would be no treasurer's report due to our bookkeeper being absent

Aida. Moving on to the committee's reports

Architectural Committee, Ray , noted there were various applications handed out and that they were seeking updates on non-Association approved construction and tree removal. It was stated that there was an issue with some member starting construction work before the allotted time approved by the Board, during the mornings during the week and on Sundays. It was also note at this same site that no approved Twp permits were visibly posted.

Aida, again voiced issues with the Airbnb problems in which Will stated he would look into a recourse through the twp.

Roads & Maintenance, Ray, Stated AAF had created a storage area for the Association to place its overstock of materials in a secure place. **Will**, had instructed to clear out the unused roadway off Talon Drive, slightly widen it, and create a flat area. The area is still under construction.

Will, AAF had been notified, as to the need for pothole repair in some areas of the community before the winter season. These will be addressed as will the repair of potholes in the pavement on Sanctuary Road. Ray & Will along with some volunteers to help next Saturday ,intend to patch some of the smaller potholes.

Aida, began a discussion about the school bus parking on Arrowhead, and the problem it creates mornings during the school year. There seems to be a space issue and people are parking their cars in a manner that blocks the roadway. **Will**, brought up the case where the old board had placed a \$45.00 special assessment to construct four (4) school bus parking lots. One on Leisure Lands Road, One on Frontier Road, one on Sanctuary drive, and one on Arrowhead Lane. Three were constructed, but the Arrowhead lot was never completed. He went on to explain we could most likely finish that project to solve our parking problem. **Will** also stated we could ask for the stop to be moved to one of the other locations.

After much deliberation, it was decided that The Board would order signs to designate one side of Arrowhead as school bus parking. The Board will revisit this action in the next meeting, to decide if any further action is needed.

Ray, submitted a plan to patch the potholes on Sanctuary Drive, to make the surface safer to transverse for school children . Ray brought a motion to the floor for approval of this proposed plan for Sanctuary Drive, **Aida** motioned to accept the plan, pending the results of the upcoming meeting with the Attorney to approve the reserve funds for use. **Aida** again voted to approve the project, 2nd by **Greg**, all agreed.

Unfinished Business

Meeting with Mr. Malaska:

Aida, stated the need to meet with our attorney before the next regular meeting of the Board. She asked for anyone who has questions for the Attorney to write them down and email them to the Secretary. Will, would then make an agenda list to forward to Mr. Malaska for the meeting also setting the date and time. Aida stated her only question to the attorney was about the use of the reserve fund.

Ray, asked about the snow removal contract for AAF for the 2022-23 season which will produced to be observed by the Board. Aida said she agreed with the contract as long as it was agreeable to the other board members.

Ray , Aida agreed to meet on Saturday, to sign papers needed by the bank.

Greg, asked about roadwork on Arrowhead. Since he is new to the Board of Directors **Ray** explained the info on equipment, materials and labor costs to help him understand the basis of fixing roads.

Andre, Questioned about the use of materials and their cost, and if we were using too much. Questioned why not use blacktop in small sections at a time? The conversation proceeded to explain the amount of work and expense needed and the lack of funds at present.

Aida, spoke on the fact that there were too many members who are failing to meet their financial responsibility to the Association. This has been an ongoing problem leaving a lack of needed funds for the Community's upkeep. **Will** added the reminder, of what the consequences could be to default and the cost of bringing in a management company. All agreed

Greg asked if there were any rules governing Quads within the community. The question will be forwarded to Mr. Malaska at the executive meeting.

Aida brought up the point about the neighboring members needing to start talking to each other if they have a complaint about their neighbor, and not immediately come to the Board for resolution. It is agreed by the Board, that we are not immediate arbitrators for grievances.

EXECUTIVE ELECTIONS.

Will brought to the floor the motion for the election of executive directors. This is a requirement each year after the Annual election. It was asked by the Secretary (**Will**) that the Assn. phone be transferred to the Secretary due to the continual conversation between board, members and vendors. It will also remove undue stress on the President's duties. **Aida** made a motion that the phone would be transferred to **Will. Ray 2nd**, all agreed

Ray Klein made the nomination that **Will Bush** remain the Secretary of the Assn. for next year, **Greg Smith 2nd**, all agreed.

Aida Rivera and **Ray Klein** had a discussion about the President's decision the determination resulted in **Aida River** making a Motion that **Ray Klein** be elected President and **Aida Rivera**, having previous presidential knowledge and an integral part of the board will be Vice-President. This was 2nd by **Will Bush**, all voted to agree

It has been decided and voted upon by the Board of Directors of the LLCAL in the affirmative, that **Raymond Klein** will now take on the duties of the President of the LLCAL for the 2022-23 term. That **Aida Rivera**, **Will** now take on the duties of the Vice President for the 2022-23 term. That **Willard Bush** remains as the Secretary for another term in 2022-23

Book keeper Tracy Aulisi will remain as the defacto Treasurer until further notice.

The 2022-23 Board of Directors:

Ray Klein, Pres.

Aida Rivera, V.Pres.

Will Bush, Secretary

Andre' Marcial ,Board Member

Greg Smith, Board Member {Architectural Chairperson}

CLOSING REMARKS:

Ray Will now be the go-to person when contact with our attorney is warranted.

Aida suggested we consider instituting a grievance committee. This will be discussed at a future meeting.

Will gave an update on meeting places , with Whispering hills country club as the place to hold four general meetings .Spring, Summer {Annual}, Winter The times and costs are outlined in the application and the President will submit the paperwork. Our bookkeeper will issue the reservation check. It has been agreed and voted on unanimously that the regular meetings of the LLCAL will remain on the third (3rd) Thursday of each month, at 7:00pm, at the VFW Post 5420 , at 20 Fawn road in East Stroudsburg Pa, unless posted otherwise.

Aida made a motion to adjourn the meeting at 8:30 pm, Ray 2nd, All in favor.

Recorded and transcribed by;

Willard M Bush Sr. , Secretary, LLCAL

BOARD MEETING AGENDA

1. Call to Order.
2. Approval of Minutes.
3. Reports.
 - a. Treasurer's Report
 - b.
4. Committee Reports
 - a. -Architectural Committee
 - b. -Roads & maintenance
5. Unfinished Business
 - a
 - b
6. Election of Directors
7. New Business

8. 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.