

BOARD OF DIRECTORS MEETING

Meeting of the Board of Directors is held on Wednesday, May 10, 2017 at the Timber Hill Community Association Building at 7pm.

I. Quorum Count

A Timber Hill Community Association meeting of the Board of Directors was held on Wednesday, May 10, 2017 at 7:00 P.M.

The following **Officers** were present:

1. Lou DiBernard, President
2. Vacant, Vice President
3. Billy Higgins, Secretary
4. Linda Siano, Treasurer

The following **Directors** were present:

1. Billy Higgins
2. Muriel Geiersbach
3. Robert Martzloff
4. Joanne Heyer
5. Lou DiBernard
6. Warren Green
7. Linda Siano

The following **property owners** were present: 4

There being a quorum of 7 board directors, the meeting was called to order at 7:05 pm.

II. Special Guest: Joseph Luisi, Fire Chief

Guest speaker Price Fire Chief stated they cannot use the bridge on alpine property, as of three years ago they stopped using it, they must go around. We informed him we were installing a cable with a lock so he can get access to the pond and helicopter landing area at the base of alpine mountain.

III. Minutes

Motion to accept minutes of Board Meeting dated March 8, 2017 with the following corrections:

- Page 2, Note: Warren Green arrived at the meeting, should read Warren called in;
- Page 3, Note: under section E, should read Warren Green attended the township meeting;
- Page 3, Section D, Fix LaTonya's name Capital T

- ❖ Billy Higgins- Motions
- ❖ Joanne Heyer - Seconds
- ❖ Unanimous

Motion to accept minutes of Board Meeting dated April 12, 2017 with the following corrections:

- Page 1, Note: Warren Green was absent and excused.
- Page 3, Section 6, motion should state \$4,208.00

- ❖ Billy Higgins - Motions
- ❖ Warren Green - Seconds
- ❖ Unanimous

IV. Report of Officers

Lou DiBernard, President - (See Attached)

Vice President (Vacant– No report)

Linda Siano, Treasurer (See Attached)

Billy Higgins, Secretary - No report

V. Report of Administration, Tricia Nelson - (See Attached)

VI. Report of Committee Chairman

Rose Aumick, Community Events Committee - No Report

Vacant Chairperson, Road Committee - (Vacant) - No report

Vacant Chairperson, Pool Committee - (Vacant) - No report

Vacant Chairperson, Hearing Committee - (Vacant) No report

We do not have a chairperson, but Sheila and Lane are on the Committee.

Wanda Crumel, BRACE Committee - Wanda had submitted test letters, we will vote on final

Vacant Chairperson, Crime Watch Committee - No report

No active members, everyone needs to keep their eyes open and Contact the State Police if necessary.

Bobbi Snyder, Gypsy Moth “AD HOC” Committee - (not in session now)

VII. Unfinished Business

A. Unresolved CAPP issues: Waiting for Engineer’s Report

Lou, Bob, and Linda walked the community with Eric and Doug from Gilmore and Associates, they will be providing the community with option and recommendations concerning problem areas. (See attached engineer walk about document)

Recommendations are that we need to get on a maintenance program, someone needs to research a maintenance company that would periodically come in and clean the ditches.

*As per blue book home owners are responsible for keeping the ditch in front of their property clean and clear of anything preventing the free flow of water. *

B. Approval of items within the Alpine Workshop: Waiting to hear back from Attorney on title search

April 5, 2016 the association received a letter from our Attorney Marshall E. Anders indicating the following:

- **Concerning Bridge Ownership**

“I had an opportunity to meet with Chris Breen of Pocono Abstract, as he had concluded all of the title work to determine who was the current owner of the bridge crossing the Brodhead Creek. It is Mr. Breen’s conclusion that the owner of the bridge is Mountain Resort Ski and Golf, LLC, based upon the Deed of record; especially in light of the fact that the deed from Timber Hill, Inc. to Alpine Mountain Corp. was placed of record before the Deed into the association.” (see attached letter)

- **Concerning Bridge Replacement & Repair**

The association has... “no responsibility to replace the bridge or it’s supporting structure” (see attached letter)

May 2, 2017, the association received the dated title search from Pocono Property Abstract Inc. going back 60 years from March 1, 2017. This (see attached document) the board questioned why the title search did not include all the found documentations, we need to have these documents.

VIII. New Business

A. Lifeguard salary

Motion to pay lifeguards for the 2017 season between \$10 and \$12 an hour based on experience

- ❖ Warren Green - Motions
- ❖ Joanne Heyer - Seconds
- ❖ Unanimous

B. PNC Bank Visa Credit Card

Motion to apply for a PNC Bank Corporate Credit Card

- ❖ Warren Green - Motions
- ❖ Joanne Heyer - Seconds
- ❖ 6 Yes, 1 No- Muriel Geiersbach

Motion to extend meeting until 9:15

- ❖ Linda Siano- Motions
- ❖ Muriel Geiersbach - Seconds
- ❖ Unanimous

C. Tricia Nelson's Review

Motion to increase Tricia Nelson paid time off to 10 days per employment year (no carry over)

- ❖ Linda Siano - Motions
- ❖ Joanne Heyer - Seconds
- ❖ Unanimous

D. Meeting with Vogt and our Attorney

Motion have Tricia Nelson invite Mr. Vogt and his clients to a future board meeting

- ❖ Linda Siano - Motions
- ❖ Warren Green- Seconds
- ❖ Unanimous

E. Crime Watch Appointment

Motion to accept Robert Martzloff's offer to run the crime watch committee

- ❖ Lou DiBernard - Motions
- ❖ Linda Siano - Seconds
- ❖ 6 Yes, 1 Abstained- Robert Martzloff

IX. Open Floor

X. Closing Adjournment

Motion to close the meeting at 9:13pm

- ❖ Muriel Geiersbach - Motions
- ❖ Linda Siano - Seconds
- ❖ Unanimous