

**LEISURE LANDS COMMUNITY ASSOCIATION**

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

**OCTOBER 20, 2022**

**LOCATION OF THE MEETING:**

VFW POST #2540

20 FAWN ROAD, EAST STROUDSBURG

PA, 18301

**Present at Meeting:**

**Raymond, Aida Willard, Greg**

**Absent from Meeting: Andre, 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 OCT 20th, 2022 at the above location by President Raymond Klein**

**AGENDA TOPICS: Arrowhead Bus Stop, Reserve funds usage, Roads, Snow Removal for 2022-23 season,**

**Games of Chance, Website, Executive induction**

**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**

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

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

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

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

**Presidents Report:** none at this time

**Treasurer’s Report:,** Will explained, there would be no treasurer’s report due to our bookkeeper being ill and that the report will be given at the next meeting.

 **Architectural Committee:** Greg **,** 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.

**Roads & Maintenance**, Ray, reported that potholes were again beginning to form on the roadways due to heavy rains and excessive speed of traffic throughout the community. This is exaggerating the degradation of the roads at an increased rate. The Committee is looking to bring in more road materials, to once again fill the existing potholes. **Will** stated that we are relegated in our roadwork mostly due to weather. Ray also cited the roadwork done on Sanctuary, Spruce Arrowhead and Glacier. There have also been new signs purchased for Arrowhead, for use at the Bus Stop to keep the area for parking to the right side only. It is hoped that this will correct the chaos at that location. This along with the addition of speed limit signs throughout the community.

 We will once again be looking for volunteers to help, on an upcoming Saturday, to help fill potholes and open ditches.

 **Aida,** againvoiced issues with the Airbnb problems. **Will** stated there is still a constant flow of questions from homebuyers and Realtors about the permitting of AirBnb. **Will** said he has been telling them that the Assn is seeking to prohibit them within the Community. This usually has been enough to persuade them to seek elsewhere.

**Ray**, extended the research for Arbnbs to Architectural Chair (**Greg**) for the Assn. He will report back to the board in the near future.

**Aida.** Brought the question about the use of Reserve fundsfor needed maintenance. Ray stated that our Attny has said we can.

**Ray** made a motion to approve the contract with AAF for snow removal for the 2022-23 winter season**. Aida** 2nd, all voted in favor. Ray also stated that with this contract AAF understands that due to lack of a snowy winter, any unneeded plowing fees will be transferred to road materials.

**Unfinished Business**

**Will**, explained that he has canvased the Facebook pages for comments pertaining to the Board or Association, to ascertain the conscience of the community’s members. Here he found that some members were complaining or making derogatory remarks about the board. He observed that a majority of those who were making said comments, never attended meetings, have failed to contact the Board with any complaints or questions, since changes have been made within the board. It is noted there are numerous avenues to contact the Assn. Board or its Committee chairs.

**Greg,** added that some members have come to him to complain about the speeding vehicles within the community. This continues to be a major problem within the Community. Some suggest speed bumps, but we have ascertained that the quoted price per bump, is extremely expensive. **Greg** also brought light to the fact of speeding commercial vehicles, such as UPS, FED-Ex and USPS.

**Neighbor Communications: (see Grievance Committee)**

It was discussed, and agreed upon, that the Members are responsible to handle their own affairs pertaining to neighbor communications. The Board will not interfere with neighborhood squabbles that can be expedited to conclusion by themselves. The Board will only become involved in case of non-agreement and will only be an arbiter in the situation. The Boards Responsibility is to enforce the standing CCRs, and provide member supported maintenance to the community.

**NEW BUSINESS**

**GAMES OF CHANCE:**

**Ray,** advised that the permit for Games of Chance will be issued as soon as the remaining paperwork is submitted. This action had been taken in an effort to increase needed funds for the Community.

**Next Years Budget:**

It has been insisted that we begin planning for next years budget that will be due in April of 2023. The Board will revisit this directive at the next meeting.

**Grevience Committee: (see Neighbor communications)**

**WEBSITE :**

The websites production has been handed to **Aida** to begin building a more useful tool for the community. We continue to move forward

**Ray**: Has proposed a barter for a truck with snowplow that can be useful to the Assn. The deal will be to pay arrears on past dues, with the Assn paying the balance for the truck. This will be an Assn owned truck to be used as work equipment and for emergency purposes. Aida made the motion to accept the barter, Ray 2nd ,

All in favor.

**EXECTUTIVE ACTIONS**

 **Ray** brought to the floor a nomination of **Matt Hautz** for the open Board of Directors position. **Matt** was questioned by the remaining Board members of his intents and beliefs, and has been a great help with projects around the Community. **Matt** accepted the nomination with **V.P Aida Rivera 2nd. All in favor agreed.**

The 2022-23 Board of Directors:

Ray Klein, Pres.

Aida Rivera, V.P.

Will Bush, Secretary

Andre’ Marcial ,Board Member

Greg Smith, Board Member {Architectural Chairperson}

Matt Hautz, Board Member

**Ray** made a motion to adjourn the meeting at 8:17 pm, **Aida** 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

 5**. Old Business**

 a. Airbnb

 b. new signs

 c. reserve funds

 d. approval of snow contract

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.