

MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
OPEN BOARD MEETING
APRIL 11, 2026
11:00 AM

PRESENT:

Paulette Leslie, President
Ben Lifschutz, Vice President
David Cole, Treasurer
Lori Ann Sveda, Recording Secretary
Rick Libbey, Maintenance Director
Mary Palmeiri, Architectural Standards

VACANT:

Security Director
Director
Director

A quorum was established by Secretary Sveda.

The meeting was called to order by President Leslie at 11:00 AM. President Leslie welcomed everyone in attendance and asked all to join in the Pledge of Allegiance.

TREASURERS REPORT (David Cole):

1. Treasurer Cole reported the following information on the outstanding dues status for MPPOA:
 - a. The balance of outstanding dues through 4/10/2026 is \$695,574.26
 - b. 38 owners are on current payment plans
 - c. 29 Civil complaints/Liens were recently filed, with two (2) being fully paid off
 - d. 8 Liens from the past two years are still outstanding, three (3) of which are on payment plans and five (5) are possible Sheriff Sales of personal property
 - e. There are approximately 100 lots that will potentially have Civil Complaints filed against the owners.
2. Treasurer Cole reported that we are diligently trying to collect the outstanding monies to alleviate raising assessments, but we are limited in our processes and the community, as a whole, will ultimately “pay the price” for the irresponsibility of homeowners who either refuse or make absolutely no attempt to make good.

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ARCHITECTURAL STANDARDS (Mary Palmeiri):

1. Director Palmeiri reported on the following permits that have been given since 2/21/2026:

TREE	-	1
WELL DRILLING	-	1
GARAGE	-	1
DECK	-	1

2. Director Palmeiri reminded homeowners that you should check/obtain your permit(s) from the Township as well as the \$50.00 MPPOA. (If you do not receive the proper permits, additional fines of \$1000.00 can/will be incurred.)

VICE PRESIDENT (Ben Lifschutz):

1. As always, we encourage everyone to volunteer to help in our community. Volunteer Forms are always available in the MPPOA Office and online. Any help, such as wanting to share your expertise on a particular committee, would be appreciated.

MAINTENANCE DIRECTOR (Rick Libbey):

1. Director Libbey reported that roads are always the main focus of the Maintenance Department with plans for rebuilding roads from the bottom up with a new base.
2. Priority roads are Seneca, Potawatame and Nosirrah.
3. Director Libbey reported we will do what we can with the funds we have for tar/chipping.
4. Last year parts of Chippewa Trail were done and need to be repaired in approximately the 52-65 address section.
5. Potholes are particularly bad this year due to the cold winter we experienced as well as the heavy trucks that are destroying our roads. We need to remedy the weight restriction of trucks on our roads.
6. Director Libbey asked that all homeowners be courteous and safe around our Maintenance crew when they're out working on the roads as there have been a few occasions when they've been placed in unsafe situations by passersby.

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HOMEOWNER QUESTION/CONCERNS ON MAINTENANCE:

1. Pocahontas, Tapuco/534 are bad – Director Libbey reported he's aware of these areas and that they require attention. Of course, everything will take time.
2. The ditches and culvert drainage particularly at the end of Chippewa Trail is a real problem – Director Libbey reported he's very aware of this problem area as well as other drainage areas and again, attention to all of these issues will take time to address but are on his list.

RECORDING SECRETARY (Lori Ann Sveda):

1. Secretary Sveda reported on the success of the MPPOA Easter Party on 3/28/2026. We had photos with the Easter Bunny, crafts, an egg hunt, some snacks and every child left with a filled goodie bag to go. Pictures were posted on the Website.

PRESIDENT (Paulette Leslie):

1. This year we are not having lifeguards at the pool due to problematic scheduling and pool closures last year; therefore, this year it will be a "swim at your own risk" with pool attendants checking homeowner badges.
2. STRs will be getting rubberized wristbands and homeowners will get the updated year on their badges as usual.
3. So far, we have received two (2) biographies for the MPPOA BOD positions for the upcoming election on July 11, 2026. Additionally, I will run again as well as Director Libbey and our biographies will be submitted with the ballots that will be mailed out. Meet the Candidates (for BOD seats) is scheduled for May 23, 2026, with food/drink for everyone afterwards.
4. The Bylaws currently state that the MPPOA BOD can operate with 5-9 members.
5. President Leslie is currently manning Security and is hopeful this will be turned over to a BOD member chosen as Security Director on July 11, 2026.
6. Maintenance Crew are now wearing body cameras for their own safety.
7. As always, anyone concerned about the handling of MPPOA finances is welcome to make an appointment and go through our books. Transparency has continuously been the goal of this BOD.

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OPEN DISCUSSION:

1. If the alarms are falsely set off at the Clubhouse, is there a charge? As long as we can verify that with the Security Company and/or State Police prior to their arrival, then NO.
2. Concerns were raised that if BOD members are not permanent homeowners in the community vs. a lot owner, how can one know what is happening and/or participate in the community on a regular basis.
3. When questioned about an Election Committee, President Leslie reported that our Accounting Firm handles all the ballots.
4. The question was raised about property management companies, and it was discussed that the probability of our assessments would be excessively increased if taken over by one.
5. The discussion of an on-site transfer station was discussed. The plans would be to have plastic/glass and metal recycling and manned by MPPOA staff. It would be enclosed by fencing. Discussions are in the early stages but look promising. The garbage trucks currently going in/out of the community are destroying our roads because of their weight.
6. The question was raised about why the radar signs are still posted even though it was earlier reported this would not be enforced? The intention is a deterrent to reduce speeding, which is a major problem in this community.
7. Director Libbey also addressed speed bumps and the cost to redo them to PennDOT specifications would be very costly, several thousand dollars each; therefore, future discussions regarding speed bumps will be addressed.

ADJOURNMENT: President Leslie announced the next meeting will be July 11, 2026 at 12:15 PM when the results of the elections will be reported by our Accounting Firm. Director Libbey made a motion to adjourn the meeting, which was seconded by Vice President Lifschutz, all were in favor and the meeting was adjourned at 11:35 AM.

RESPECTFULLY SUBMITTED,

Lori Ann Sveda,
MPPOA Recording Secretary

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