

**MT POCAHONTAS PROPERTY OWNERS' ASSOCIATION
OPEN BOARD OF DIRECTORS MEETING
OCTOBER 11, 2025
11:00 AM**

PRESENT:

Paulette Leslie- President
Ben Lifschutz- Vice President
David Cole- Treasurer
Lori Ann Sveda- Recording Secretary
Rick Libbey- Director of Maintenance
Tom Hollywood- Director of Security
Mary Palmeiri- Director of Architectural Standards

ABSENT:

Heidi Vanegas- Director of Activities

A quorum has been established.

The meeting was called to order by President Leslie at 11:10 AM. She welcomed everyone in attendance and asked them to join in the Pledge of Allegiance.

NEW BUSINESS:

President Report:

1. President Leslie reported that the development's mailboxes would be semi-enclosed by plywood in time for the upcoming winter months due to the snow that blows in the mailbox area. This will keep the snow/ice to a minimum and be safer for our residents.
 - a. Additional lighting will be added inside the mailbox area as well.
 2. Due to the rise in operating costs and the substantial amount of outstanding dues, fines and fees that are owed by non-paying owners, there will be an increase in the annual assessments for 2026.
 - a. Houses- \$26.00
 - b. Lots- \$13.00
- 2.1 As a reminder, the assessments have not increased since 2022.

Vice President Report:

1. VP Lifschutz informed the residents that there are plans in the works to build an AI Data Center in Penn Forest Township. The negative impact this center would have on all of us would be increased traffic, water table impact, eco system spillage and an ultimate increase in residential electricity. Initially, the financial impact to build will be beneficial for employment, but after completion, next to no employees are needed to operate it.

1.1 A petition against building this local AI Data Center is available on the counter and residents are urged to thoughtfully sign this.

Treasurer Report:

1. Treasurer Cole reported that there is still approximately \$500,000.00 that is owed by members of our development and measures continue to be taken against them. The outstanding debts affect all of us negatively and as President Leslie reported is one of the main reasons assessments are being increased in 2026.
2. The breakdown of the development's financials is in your handouts.

Activities Report (Secretary Sveda reported for Director Vanegas):

1. The end of the summer party was very successful. Thank you to those who donated food and participated.
2. There were plans to do a vendor/craft fair on 10/18, but not enough vendors signed up; therefore, plans will be to try again in the spring 2026.
3. A Halloween party is scheduled for 10/25 at the Clubhouse for the children with a costume contest, pumpkin painting and goodies. Please sign up in advance through our Facebook page, office, Engage or available links that are posted.
4. The community Trick or Treat is scheduled for 10/31 (5-8 PM). Please sign up by 10/29 on sites listed in #3 above to get on the map that will be made available thereafter.
5. A Thanksgiving and Christmas party will be announced in the very near future for the residents.

Security Report:

1. If you are going to burn on your property, call the Carbon County Communication Center at 570-325-9111 FIRST to
 - a. Verify there is no burn ban. Burning during a burn ban is a \$500 fine.
 - b. You can give them your address and let them know you are having a controlled fire, but it is not required.
 - c. A hose or fire extinguisher must be readily available.
 - d. A person should be in attendance for all fires.
2. Golf carts, ATVs and UTVs must adhere to the 15 mph and have a red flag for 2025 that displays MPPOA and Lot #.
2. Radar guns will not be used in our development after many discussions/controversies.
3. Eventually we would like to stencil the speed limit on the roads themselves (in yellow/white reflective paint). Everyone is urged to please observe all posted signs for everyone's safety.

Maintenance Report:

1. Director Libbey discussed the roads that were completed by the contractor in 2025. Roads had to be dug down 28-30" so the base could be rebuilt and then they were tar/chipped. More roads will be assessed for repair/replacement next year.
2. Tree-trimming was done to prevent future snow/ice problems.
3. Maintenance employees did an excellent job with maintaining the community property as well.
4. Maintaining ditches has been problematic with water drainage. Some property owners do not want Maintenance on their property to help with the problem.

Architectural Standards Report:

1. The following permits were issued since our last meeting:
 - a. 2-Deck
 - b. 2-Shed
 - c. 5-Tree
 - d. 1- New Construction

2. Information on what requires permits and how to apply is available in the MPPOA Office.

President Leslie:

1. Per our Attorney, residents are NOT to contact a BOD member personally to intervene in situations that are possibly criminal in nature, Residents must contact the PA State Police directly.

Adjournment:

Director Libbey made a motion to adjourn the meeting, which was seconded by Secretary Sveda. All were in favor, meeting adjourned at 11:40 A.M.

Respectfully Submitted

Lori Ann Sveda
Recording Secretary
MPPOA