

MOUNT POCAHONTAS PROPERTY OWNERS' ASSOCIATION

OPEN BOARD MEETING

FEBRUARY 21, 2026 11:00 AM

PRESENT:

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

ABSENT:

Mary Palmeiri, Architectural Standards Director

VACANT:

Security Director
Activities/Fundraising 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.

PRESENTATION:

Mauch Chunk Trust (MCT) Representatives, Daryl Brown, Investment Advisor and Casey Greenfield, Business Banker, opened the meeting with a power point presentation on banking/wealth management investments. Both advisors remained after the meeting for additional questions/answers.

OLD BUSINESS:

1. Via Maintenance Director Libbey, the field pavilion remains on the table for a future discussion.

PRESIDENT REPORT (Paulette Leslie):

1. A public meeting is scheduled for 2/24/26 at 6:00 PM at Penn's Peak to discuss the proposed Data Center.

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2. The following BOD members resigned from their positions:
 - a) Will Outwater, Director, 9/25/25
 - b) Tom Hollywood, Security Director, 10/11/25
 - c) Heidi Vanegas, Activities/Fundraising, 1/26/26
3. In July 2026, both President Leslie and Maintenance Director Libbey's terms expire.
4. Applications for MPPOA BOD positions must be submitted to the MPPOA Office by May 6, 2026. (Applications available on the MPPOA Website or in the MPPOA Office)
5. MPPOA will host "Meet the Candidates" at the Clubhouse on May 23, 2026. (The time TBA.)

VICE PRESIDENT (Ben Lifschutz):

1. As always, MPPOA continues to encourage community members to volunteer for the various committees. Please submit your information to any BOD member or to the MPPOA Office.

TREASURER REPORT (David Cole):

1. The following financial information was reported to the members:
 - a) The outstanding dues collected from 1/1/25 – 12/31/25 was \$115,972.39.
 - b) As of 12/31/25, outstanding debts owed to MPPOA, by homeowners, are \$427,819.60 from 297 lots.
 - c) 42 homeowners are on payments plans, but 17 are NOT up to date.
 - d) 32 lots are going to the Carbon County Tax Claim in the fall.
 - e) 2 homes are up for Sherrif Sale.
 - f) 11 homes have Judgements against them.
 - g) 233 lots are on the Carbon County Repository List, and these lots cannot be billed.
2. Regarding the 2025 Budget:
 - a) The in-house Maintenance was over due to the amount of work that was needed for creating the bases for some road repairs and the cost of materials.
 - b) Maintenance salary was over due to originally setting a budget for one (1) employee, but two (2) more were hired due to the amount of necessary work.

RECORDING SECRETARY (Lori Ann Sveda):

1. Though I was unable to attend, I was told the Christmas Party was a success that Heidi Vanegas put together for the MPPOA children.
2. Hopefully some of you signed up for the Adult Line Dancing planned for tonight, here at the Clubhouse, arranged by the Cuffari's. We wish THEM a lot of success with that!

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3. The Spring Craft/Vendor Fair is scheduled at the Clubhouse for Saturday, March 14, 2026, from 10:00 – 4:00 PM. We hope you COME AND SUPPORT the vendors that day.
4. The Easter Bunny is coming to the Clubhouse on Saturday, March 28, 2026, from 1:00-4:00 PM and registration for the kids is due by March 23rd. Please register your children/grandchildren because I can tell you we have TONS of goodies for them, an Easter egg hunt (hopefully outside, weather permitting), a craft and just simple, good fun.

MAINTENANCE DIRECTOR (Rick Libbey):

1. Our roads are not designed for these heavy trash trucks and when there are bad weather events they refuse to pick up trash on their scheduled days leaving homeowners with trash sometimes for another week.
 - a) We are going to seriously investigate an in-house transfer station like Towamensing Trails.
2. We really need to consider putting weight limits on our roads, then certain trucks would have to obtain permits to utilize our roads.
3. Dirt roads become muddy when mixed with salt and the salt does break down the roads over time as well; therefore, we do reduce the percentage of salt with the antiskid mix to help in this case.
4. We replaced our salt/cinder spreader with a new, stainless steel one that will last much longer.
5. In terms of whether the Clubhouse could become a community warming center in case of severe weather, we had a Generac representative look at the Clubhouse and are waiting for a quote for a generator for that purpose.
6. We are currently waiting for several bids for waterproof/laminate flooring for the Clubhouse for a future project.
7. It would be a goal to have the back end of the Maintenance 110 pick-up truck replaced with a flat bed, serving Maintenance's needs in a much more useful manner.
8. Road maintenance throughout the development is being reviewed for priority work.

ARCHITECTURAL STANDARDS (Read by Lori Ann Sveda for Mary Palmeiri):

1. PERMITS GIVEN SINCE LAST MEETING (10/11/2025)

FENCE:	1
DECKS:	3
SHED:	1
TREES:	2
POLE BLDG.	1

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OPEN DISCUSSION:

1. Kathy Robinson (and other homeowners) expressed thanks to the Maintenance Department for a job well done, thus far, for snow removal.
2. It was questioned whether the width of snow removal on the roads could be made wider and Director Libbey agreed that it was a positive recommendation.
3. Since there continues to be a problem with some homeowners leaving their garbage cans or basketball set-ups in the road before a snow event making it difficult for Maintenance to properly plow the roads, do they get cited/why can't they be cited?
 - a) MPPOA does post on the Website, regularly during/after snow events, reminding homeowners to move their garbage cans/basketball set-ups, so citations really do need to be thoughtfully considered.
 - b) Also, large boulders that are covered by snow are not always marked at corners of property causing issues as well, not just for Maintenance, but for delivery drivers, their guests and even the homeowners themselves. (Driveway reflector stakes are recommended)
4. The status of the additional Maintenance building was raised – the company is waiting for the weather to break so the concrete flooring can be poured and set properly before the rest of the building can be finished.

The next MPPOA Open Board Meeting is scheduled for Saturday, April 11, 2026 at 11:00 AM.

ADJOURNMENT: A motion to adjourn the meeting was made by President Leslie, which was seconded by Secretary Sveda. All were in favor and the meeting adjourned at 12 Noon.

RESPECTFULLY SUBMITTED,

Lori Ann Sveda,
Recording Secretary
Mount Pocahontas Property Owners' Association

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