

MPPOA OPEN MEMBERSHIP MEETING

10/21/2023

11:00 AM

PRESENT :

Paulette Leslie, President

Jamie Jones, Vice President

Lori Ann Sveda, Recording Secretary

Rick Richardson, Director of Maintenance

Jay York, Code Enforcement Officer

Allan Ingrassia, Director of Safety/Security

Ellen Cuffari, Director of Activities/Aquatics

EXCUSED:

Tatiana Mikhailenko, Director at Large

VACANT:

Treasurer

The meeting was opened by President Leslie at 11:00 AM with the Pledge of allegiance to the flag by the membership.

PRESIDENT REPORT:

1. The BOD approved no increase to the 2024 property assessments.
2. The Treasurer position will be left vacant for the time being.
3. There are three (3) positions posted on the INDEED site for (a) Office or Collection's Personnel; (b) Night Shift Security and a (c) Maintenance Staff. We are in receipt of numerous applications for all three positions. Arrangements for interviews by the Board must be made ASAP.
4. We are looking into various new accounting systems for MPPOA as our current TOPS Program is becoming more outdated. There is a newer version of TOPS available. Further investigation must be carried out.
5. President Leslie pointed out to the membership the new MPPOA Balance Sheet (included in packets) that will be taking the place of the previous "Treasurer Reports" that were previously handed out. This one is an ACTUAL financial representation of the Communities finances.
6. President Leslie pointed out from the packet given to the membership (4/15/23 open board meeting minutes) a section highlighted about our accountant making many mistakes – it was clarified that NOT ONLY DID OUR accountant NOT make any financial mistakes, but she actually pointed errors out to Ms. Milbauer (previously employed office personnel) that there were numerous errors.

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7. The accountant never actually physically came to work out of MPPOA Office before, but she will be coming monthly from here on to reconcile/balance books for accurate financials.
8. President Leslie reported that MPPOA is owed approximately \$800,000 in unpaid assessments, arrears, fees, etc. There is a 3- & 5-year statute on collecting. It was discovered that Ms. Milbauer made many unauthorized, unwritten write-offs and payment arrangements and there is no verifiable accounting of this.
9. It was stated, if you have NOTHING IN WRITING regarding a "so-called payment plan" or "reduction" in payments, IT DOES NOT EXIST, and homeowners are expected to pay their invoices on time.

. MAINTENANCE DIRECTOR REPORT:

10. The paving/pothole project for this year was completed by 9/28/23.
11. Three speed bumps were put in and painted at Chippewa Trail, Piute and Tapuco. MPPOA Suggestion/Issue Form was presented to the homeowners meeting to request speed bumps for their street. When/if there's the need to put a few more speed bumps in, the company will be contacted. Please contact Mr. Richardson if you'd like your street to be considered.
12. The pool was closed by Strand on 10/17/23.
13. The BOD approved a bid for a snow removal contract. An order of anti-ice was delivered 10/19/23. Two companies carry \$2,000,000 in liability.
14. The lights over the cluster mailboxes were fixed by PP&L.
15. The Handicap signs/parking spots project at the Clubhouse was completed 10/5/23.
16. The piece of equipment known as "Little Blue" is up and running and will be available for cutbacks and roadways in the SPRING.
17. Getz removed the 86 tires, several mattresses, TVs, and numerous bags of garbage that Maintenance cleaned/gathered up.
18. With regard to salting the roads in the winter, we are to use our current supply of salt first in storage, then purchase if necessary - we were told we probably have enough salt to get through this Winter.
19. The elevator still needs some work and weather protection – The elevator was worked on 10/18, 10/19 & 10/21/23, but has yet to be completed; hopefully the week of 10/23/23.

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DIRECTOR OF SECURITY REPORT:

20. The July, August & September 2023 Monthly Security Reports were attached to the handouts. Director Ingrassia reviewed July 2023 with the membership.

CODE ENFORCEMENT OFFICER REPORT:

21. Trash dumping, bear dragging trash in community, etc. – How to handle. Community should be making every effort not to let trash out, especially while the bear are grazing for the winter. Recommended to put trash out the morning if having private vendor pick up. A more concentrated effort on citations will be enforced for complaints made to MPPOA. (President Leslie and her son personally went out to pick up trash that was complained about.)

ACTIVITY/AQUATIC DIRECTOR REPORT:

22. The MPPOA Trick or Treat, scheduled for 10/28/23 (2-5 PM) , has approximately 26 houses signed up to participate – The maps will be available for the homeowners.
23. We will be participating in the VALOR food drive. Homeowners can bring nonperishable food items to the MPPOA Clubhouse, during business hours, the first two weeks of November.
24. The indoor holiday vendor event at MPPOA Clubhouse is scheduled for November 18, 2023 (on Website.) 17 vendors have signed up, to date, and there are 5 open tables. Baked goods are needed to sell. Please contact mtpocahontasevents@gmail.com for further information or to help.

VICE PRESIDENT REPORT:

25. It was reported that the MPPOA BOD approved changing the internal security system (cameras, recording, etc.) from three systems to one, Control Security. (Proposals were received from ADT & Control.)

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OPEN MEMBERSHIP DISCUSSION:

26. It was brought to the attention of the group that some homeowners bring their work tri-axel vehicles home and considering their scale, especially during the winter months, these vehicles present an issue for the integrity of our roads.

A sign-up sheet will be available after the meeting for volunteer homeowners who want to review current Bi-Laws/Rules & Regs and/or present amendments to the BOD/Community addressing the issue.

27. A homeowner questioned a loan by MPPOA reflected on the new Financial Report. It was reported that it was a Line of Credit to do renovations to the Clubhouse. This loan was established at a different time and MPPOA is now making the payments towards closure of the loan.
28. It was recommended that a survey be done to homeowners requesting their top 3 interests that they would like to see addressed, whether it be events, issues, concerns, etc. This will be further discussed as how to address.
29. New homeowners suggested that there be some kind of official Welcome basket or gift by MPPOA, something to represent our community better to new homeowners. This will be further discussed by the BOD.
30. Brenda, one of our new homeowners, questioned how to find a local "handyman." It was reported that she looks at "Albrightsville Living" or the "Neighborhood Site."

ADJOURNMENT: A motion was made by President Leslie to adjourn the meeting at 12:30 PM, which was seconded by Secretary Sveda, all in favor, motion passed.

Respectfully Submitted,

Lori Ann Sveda

Recording Secretary

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