

MT. POCAHONTAS PROPERTY OWNERS ASSOCIATION
386 OLD STAGE ROAD, ALBRIGHTSVILLE, PA 18210
ANNUAL OPEN BOARD MEETING MINUTES
July 13th, 2019 12:15 P.M. EST
LOCATION: MPPOA grounds next to the clubhouse

Board Directors Present: Heath Bullard, Mike Kath, Gail Green, Alan Ingrassia, Vanessa Cole, Jay York, James O'Conner, Tatiana Mikhailenko, Jamie Jones
HOA Attorney Present: Joe Wiesmith

Started at 12:18 p.m. EST

Pledge of Allegiance

Certification by Heath Bullard that a quorum is present.

President introduced the Board to the members at the meeting.

The president introduced MPPOA staff and provided contact information for our members
Celeste Vazquez - HOA Supervisor - mppoa@ptd.net – (570)722-9220
Tori Rasmussen – Collection Agent - tori@ptd.net – (570)722-9220
James Milbauer – Community Safety Manager - (570)535-9163; mppoas@gmail.com
Joseph Payonek - Facilities Manager - (570)722-9746; mppoam@gmail.com
Donnie Zacharias – Maintenance - (570)722-9746; mppoam@gmail.com
Lifeguards - Cody Geiser, Rodney Hunsicker, Makayla Davison

This information is also available on our website. MPPOA constantly updates our HOA website. Members can sign up for a newsletter to stay up to date, also information available via our MPPOA Facebook page. Members are encouraged to contact the proper department if they have questions regarding security, maintenance or paying dues for a faster turnaround.

Heath Bullard read minutes from July 2018 Annual meeting

Motion to accept the minutes by Heath Bullard, seconded by Alan Ingrassia. All ayes.

Motion to reelect the Board as present made by Heath Bullard, seconded by Mike Kath. All ayes.
No objections from the members.

Treasurer's report by Heath Bullard and Gail Green

Distributed to members before the meeting. The President asked the members for questions. No questions were asked.

Collection report read by Heath Bullard

HOA are currently rebuilding our collection department. MPPOA will be reassessing all existing accounts that are delinquent and taking a modern approach not used by other HOA. MPPOA will handle each member with respect resulting in a better relationship. HOA will work aggressively to collect monies owed to the HOA and will begin to process all civil

complaints and judgements in-house eliminating expensive attorney fees, Tori is currently reviewing every account and has devised a tracking system which will in turn make our collection department a successful well-oiled machine.

Architectural/Security report read by Alan Ingrassia

Our HOA has a dedicated security officer, patrolling our community, members are encouraged to contact our security department at any time 24/7. The HOA refurbished the old truck for the security department. MPPOA needs a community involvement as well – “If you see something suspicious, please report to our security ASAP”. Regarding violations, our security officer prefers to talk to our members first before issuing any citations. Our community only allows golf carts, but not ATVs and etc. Please follow our rules and regulations.

Open forum

The Board answered questions about the roads, noise, illegal fireworks, clubhouse renovations, prefers to save money for the community and is looking into the s of the clubhouse or the possibility of building a new one. The president discussed the cost of the new building and dues and etc. The board proposed a community-minded approach to all the problems – roads, building and etc, briefed about the independent audit of the HOA books. Members mentioned that bylaws need to be reviewed. Joe Wiesmith answered this question that our bylaws are inconsistent. And maybe we need to update our bylaws in order to avoid inconsistencies. The president proposed the bylaws committee. The Board and members discussed the pool temperature, the pool heating bill was less comparing to the last year due to the use of the solar panels, members and their families use the pool a lot. Members expressed their appreciation of the BOD work. The Board will look into fund-raisers in order to help our community. Joe Weismith briefed the members on the cell towers legal situation.

Motion at adjourn at 1:25 pm

Heath made motion to adjourn and Jim second it. All ayes.

Respectfully submitted

by Tatiana Mikhailenko

Acting as a Recording Secretary for Jamie Jones, MPPOA Secretary