

The Treasure Lake Property Owners Association Board of Directors met in a Combined Work Session and Regular Board Meeting at 6:07 pm on Monday, August 24, 2020 at the Lakeview Lodge and Conference Center. The following is a record of the votes taken on the Discussion Items:

Note: Some of the votes from the board members on the phone were inaudible. We have checked with each of them and they have verified their votes. Regardless, with or without their votes, the items passed by a majority vote.

12. Approve Prior Board Meeting Minutes:

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the minutes of the July 27, 2020 Combined Work Session and Board Meeting as presented. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

13. Accept the Standing and Special Committee Reports or Minutes of Dates Indicated:

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors accept the following Standing and Special Committee reports or minutes, as presented: Property Control Committee – July 13 and 21, 2020 and Lake and Storm Water Committee – August 5, 2020. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

14. Accept the Treasurer's Report:

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors accept the Treasurer's Report of August 24, 2020, as presented. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

14A. Accept the 2019-2020 Annual Audit

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors accept the 2019-2020 Annual Audit and Management Letter submitted by William Owens and Associates as presented. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

15. Accept the General Manager's Report:

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors accept the General Manager's Report of August 24, 2020, as presented. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad

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Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

16. Motions on Discussion Items:

A. MOTION TO APPROVE POSTING OF REVISED PROPERTY CONTROL POLICY P-18

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the posting of Property Control Policy P-18 – Shed Building: Installation and Placement on Property for the 21-day review and comment period. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

B. MOTION TO APPROVE POSTING OF REVISED PROPERTY CONTROL POLICY P-22

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the posting of Property Control Policy P-22 – Common Property Usage for the 21-day review and comment period. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

C. MOTION TO APPROVE UDI RULES AND REGULATIONS

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the UDI Rules and Regulations as presented. They have completed the 21-day review and comment period. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-no, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried by a majority vote, 7-1.**

D. MOTION TO APPROVE CAYMAN POLICY C-02

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve Cayman Policy C-02 Campsite Usage Conditions by Undivided Common Interests (UDI) Campers and Other Campers as presented. This policy has completed the 21-day review period with 4 comments. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-no, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried by a majority vote, 7-1.**

E. MOTION TO APPROVE CAYMAN POLICY C-03

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve Cayman Policy C-03 Section 19 Permanent Lot Usage as presented. This policy has completed the 21-day review period with 6 comments period. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

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F. MOTION TO APPROVE THE WORDING FOR CLARIFICATION TO THE 2020-2021 SCHEDULE OF FEES

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the revised wording on the Schedule of Fees to clarify transfer fees and to correct the transfer fee amount on the undeveloped/vacant lot to \$610 to make it compliant with Administrative Policy A-23. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

G. MOTION TO APPROVE THE REQUEST FOR ADDITIONAL FUNDS FOR CABIN #18

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the request for \$7,484 to repair water damage that was discovered in Cabin #18. This will include replacing the entire subfloor (900 sq/ft), replacing center wall (re-stud, sheetrock and paint), insulate floor (vapor barrier, cross bracing, insulation), removing damaged paneling, installing additional drywall and painting not included in the original scope of work or subsequent RFPs. Funding is included in the 2020-2021 Capital Budget in the amount of \$9,000 from saving on the Pavilion Project. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

H. MOTION TO APPROVE SIGNATURES FOR THE PLCB FORMS

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve Joseph Scaffoni, President of the Board of Directors, and/or Ed Clark the General Manager, to be authorized to execute any documents required by the Pennsylvania Liquor Control Board. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

I. MOTION TO APPROVE AUTHORIZATION FOR THE GM TO NEGOTIATE THE SALE OF TLPOA PROPERTIES

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve allowing the General Manager to negotiate the sale of TLPOA owned properties. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Scaffoni-yes. **The motion carried unanimously.**

J. MOTION TO APPROVE THE COMMITTEE MEMBERS

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the Committee Members as submitted. They are all in good standing. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Sbaffoni-yes. **The motion carried unanimously.**

K. MOTION TO APPROVE THE BOARD CALENDAR

Ms Moulthrop made the following motion: Mr Chairman, I move that the Board of Directors approve the board calendar for 2020-2021 as presented. The motion was properly seconded. The following vote was recorded: Mr David Distler-yes, Ms Toni Clark-Moulthrop-yes, Mr Ed Moran-yes, Mr Brad Laughner-yes, Mr Ken States-yes, Ms Kristine Gasbarre-yes, Ms Lois Sweetland-yes, Mr Joseph Sbaffoni-yes. **The motion carried unanimously.**

18. Motion to Adjourn:

Ms Moulthrop made the following motion: Mr Chairman, I move that the board adjourn. The motion was properly seconded. **The motion carried unanimously.**