

The Escape Property Owners Association, Inc.

General Membership Meeting

September 2, 2023

PRESENT: Patty Crispino, President; Dennis Jolly, Vice-President, Jack Ellex, Treasurer; Joanne DiBlasi, Secretary and Ann Marie Miller, Property Manager

Board Members: Kevin Keller, Bob Snyder and Jason Abbott

ABSENT: Ed Pellikan and Scott Powell

Also Present: Homeowners (sign-in sheet available and Zoom)

CALL TO ORDER:

The meeting was called to order by President, Patty Crispino at 9:00 am with the Pledge of Allegiance to the Flag. A roll call of Board Members was taken. Patty welcomed everyone and thanked everyone for coming.

Members of the Tafton Fire Department were present to thank The Escape for the donation to purchase a new fire boat for the lake. The boat will be used for search and rescue and aid putting out fires for lakeside communities.

Dennis Jolly thanked the members for their service.

APPROVAL OF MINUTES

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors accepts the minutes of May 27, 2023 General Membership Meeting as written.

All Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Jack Ellex and duly adopted
RESOLVED that the Board of Directors accepts the minutes of July 8, 2023 Board of Directors Meeting as written.

All Aye (7-0) Motion Carried

On a motion made by Patty Crispino and seconded by Bob Snyder and duly adopted
RESOLVED that the Board of Directors accepts the minutes of August 17, 2023 Email Meeting as written.

All Aye (7-0) Motion Carried

APPROVAL OF TREASURER'S REPORT

On a motion made by Joanne DiBlasi and seconded by Patty Crispino and duly adopted
RESOLVED that the Board of Directors accepts the Treasurer's Report of
August 31, 2023. Jack Ellex, Treasurer, read the report.

Total of cash accounts -	\$ 291,708.07
CDARS	\$ 100,338.11
Total for Dock accounts -	\$ 72,393.55

Grand total as of 8/31/2023 -	\$ 464,439.73
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All Aye (7-0) Motion Carried

PRESIDENT'S COMMENTS: Patty thanked everyone for coming. Patty thanked the volunteer firemen from Tafton for their service. She reminded everyone that if you donate to this worthy cause, it is tax deductible. Patty thanked Ann Marie and her crew for making The Escape a clean and safe place to live. Elections are coming up, please considering running for the Board.

VICE-PRESIDENT'S COMMENTS: Thanks for coming. Please support our first responders.

MANAGER'S COMMENTS:

- Trickey Tray was very successful. The profit was \$2,300.00. We are not scheduling one for next year. We are working on ideas for another great event next August. Thank you to everyone who came out to support the event.
- There is a list of the businesses that supported the Trickey Tray on the website and in the office. Please support them.

COMMITTEE CHAIR COMMENTS:

Dock Committee – Dennis Jolly – The supplies to rebuild Dock #5 have been purchased. The cost was \$5,700 less than last year. A homeowner asked the status of the extra dock. We are still waiting for Brookfield to give the okay. All paperwork has been submitted.

Architectural Committee – Nothing to report currently.

Physical Plant/Roads Committee – Jack Ellex – All roads are repaved except for Lookout Circle, which will be repaved after the new sewer treatment plant is completed. We will continue to maintain the roads. Fall is here, please remember to clean out your culverts. There have been some heavy rains and the culverts have overflowed.

COMMITTEE CHAIR COMMENTS: (cont'd)

Community Watch – Dennis Jolly – Watch your speed. Ann Marie has a zero-tolerance policy. A homeowner questioned about parking on the street. Ann Marie told them to call the office when there is an issue.

By Laws Committee –Joanne DiBlasi – Nothing to report currently.

Ballot Committee – Joanne DiBlasi – There are 4 seats available. If you are interested in running for the Board, please send your letter of interest to me no later than Friday, October 6th by the end of business. Ballot counting is Thursday, November 16th.

Grievance Committee – Scott Powell – Ann Marie – there are none currently

Finance – Jack Ellex –We are 8 months into the budget and finances are trending well.

Recreation – Joanne DiBlasi – Thank you to the recreation committee, Ann Marie, Melissa, Celeste and Debbie for all their work on the Trickey Tray. Thanks to all the businesses and folks who came out to support it. Tonight, is Candy Bingo at 7; tomorrow is Sunday Funday from 12-4; tomorrow night at 8:00 is The Sponge Bob Movie and firepit. Yard Sale is Saturday, September 16 from 9-3. The Spaghetti/Murder Mystery Dinner is Saturday, October 7th at 6:00. The Recreation Committee will be meeting to finish planning for the rest of the year. Please check the office for a listing of our events.

UPDATES:

Jack Ellex gave an update on the Walnut Well. The digging of the well has been completed. We hit significant water at 685 feet. They will be installing the pump this week. Following a 72 hour water test the new well will be tied in to the existing structure. A homeowner asked about their water being cloudy. Kevin recommended that they look into a water filter.

Jack Ellex gave an update on the Sewer Treatment Plant project. We continue to meet monthly with the engineer and the USDA. We have to push out the start date of construction but we are still on target for completion early 2025. In the meantime, the maintenance staff is doing a great job keeping this one running. Please do not throw anything that is not appropriate for the system to handle, i.e., wipes, diapers, etc.

QUESTIONS FROM PROPERTY OWNERS:

Homeowner – Are there many properties behind in HOA fees. Ann Marie responded that there are not many past due. The office is doing a great job collecting every month. After 3 months of non-payment the water gets shut off on the property.

The maintenance staff has marked all the water meters/shut offs with a blue marker. Please do not remove these markers. The markers are there to help with water leaks.

QUESTIONS FROM PROPERTY OWNERS: (continued)

Homeowner – The neighbor cleared the lot of all trees, including theirs. Question why it isn't mandatory to have a survey completed before work can begin. It was explained the PA does not require a survey. A discussion was held regarding changing the Rules and Regulations to include a mandatory survey.

APPROVAL TO AMMEND RULES AND REGULATIONS

On a motion made by Patty Crispino and seconded by Kevin Keller and duly adopted
RESOLVED that the Board of Directors approves to amend the Rules and Regulations regarding survey requirement, township and Escape permits.

All Aye (7-0) Motion Carried

Patty Crispino asked if there anymore questions or concerns from the homeowners. There being nothing further at this time the Board voted to adjourn.

ADJOURNMENT

On a motion made by Bob Snyder and seconded by Kevin Keller and duly adopted
RESOLVED that the meeting of the Board of Directors of the EPOA be adjourned.

All Aye (7-0) Motion Carried Time: 9:45 am

Respectfully submitted,

Joanne DiBlasi
Board Secretary