



Notice and Call to Special Membership Meeting

Saturday, May 21, 2022 – 11:00AM

Pocono Ranch Lands Community Club House

112 Ranchlands Dr. Bushkill, PA 18324

May 6, 2022

Dear Property Owner:

I am writing to invite you to a special meeting of the Pocono Ranch Lands Property Owners Association (PRLPOA) on Saturday, May 21, 2022, at 11:00am. The meeting will be held in the Community Club House. The purpose of the meeting is explained below. It is my hope that you can join us for this very important meeting.

Purpose of special meeting

The bridge over Toms Creek on Dolores Metro Lane, the access bridge to the ski area, has deteriorated over its lifetime and needs to be reconstructed. Based on a study and estimated costs by the engineering firm Boucher & James, Inc., for the Bridge over Toms Creek Repair Project, PRLPOA allocated \$100,000.00 in capital funds in advance of the bid process. The vote that will take place at the special meeting is for the purpose of approving the cost of the project not to exceed \$111,616.00. This amount reflects the lowest bid amount of \$79,598.00, a 20% contingency of \$15,920.00 and the cost of engineering, permits and bid advertising of \$16,098.00. There will be no dues increase associated with this project.

As per the PRLPOA Bylaws, Article V, Section 2(A)

- A. The Board shall not enter into or undertake any action which will require the expenditure of more than \$40,000 on any single project or undertaking, without first having obtained the approval of such undertaking or project from the membership.

If approved, the project will commence immediately allowing for access to the ski area upon completion. The bridge is the only access to the ski area, without it, the ski area will be inaccessible by vehicles. We will not have the ability to bring contractors and equipment to the ski area to make necessary repairs to the ski lift or bring the snow making equipment over for the upcoming ski season.

Voting procedure

All property owners in good standing, as defined in the Bylaws, are eligible to vote and are strongly encouraged to attend the meeting and participate. Members not in good standing may attend the meeting but may not participate in the meeting or vote.



May 6, 2022

May 21, 2022 Special Meeting Agenda

The special meeting shall be conducted according to the agenda listed in this Notice. No business will be transacted at the meeting other than that listed on the following agenda:

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Appointment of Judges
4. Welcome and Introduction of Directors
5. Explanation of proposed project
6. Comments, questions, and answers related to the proposed project only
7. Vote to approve project cost
8. Report on Balloting
9. Adjournment

I look forward to seeing everyone on Saturday, May 21, 2022. Registration will begin at 9:00am; please try to arrive early as we will begin promptly at 11:00AM.

Sincerely,

Darren Lukach
President, PRLPOA Board of Directors