**August 19th, 2017**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, August 19th, 2017 at 9:00a.m.

**ROLL CALL**

**ROLL CALL:**

**Officers Present**

President – Thomas Miller

Vice President – Jo-Ann Pollack

Secretary – GerryLynn Haak

Treasurer – Lori Ann Bush

**Members Present**

Iris Altreche

Patricia Carey

Michele Murphy
Robert Personette

**Members Absent**Vinny D’Eusanio Jr.

**Others Present**

Mike Cheblowski, Chief Homeland Security
Richard Henry, Attorney

Maegan Herington, Office & Personnel Mgr.

Kellyanne Spinning, Property Mgr.

President Miller called the meeting to order at 9:00a.m. Called for a motion to approve the July 2017 minutes.

**MOTION:** by Lori Ann Bush to accept the July 2017 minutes. **Second:** Jo-Ann Pollack **Vote:** Abstain: GerryLynn Haak -All others in favor

President Miller announced that we will be opening the meeting with the Auditor’s report first. Then it will continue on as a regular meeting.

**Auditor’s Report**

Bill Owens, CPA – Association Auditor

* Reviewed the 2016 Audit for both the POA and Land Co.
* Bill Owens and Co. completed the 2016 audit
* Reviewed the Financial Statements: Income Statement and Balance sheet for both POA & Land Co
	+ Copies of the 2016 financial statements are available in the office and are available to the public
* Discussed the capital reserves and stated that we are doing well and we continue to put money into the capital reserves – many communities do not add to their capital reserves annually – we were advised to keep going in the direction we are heading
	+ Ended the year with approx. $246K in Capital Reserves
* We are in a strong financial position as we no longer use next year’s income to cover currently year’s expenses and we have an excess of approx. $21K which will go directly into capital.

 **Property Owners’ Suggestions/Questions**

* A PO requested a speed bump to be put in on Shohola PKy S. due to excessive speeding and an incident that occurred last month involving a speeding car and children playing outside
	+ Security is looking into the situation and a speed bump will be put in as per President
* A suggestion was made to start selling the tickets for the Labor Day Weekend Carnival/BBQ about a half hour prior to the BBQ being open to alleviate the line
* A PO asked why we cannot have more adult nights at the clubhouse
	+ Michele Murphy – we cannot do adult nights more often because we are a family community and that prevents a lot of people from coming to the clubhouse at night – we do two adult nights a year for that reason.

**Property Manager’s Report**Kellyanne Spinning, Property Manager

* Swim Champs were held at Trails End on August 5th – the Tiger Sharks came in 1st place.
* Currently waiting on the replacement pieces for the playground which was damaged after the auto accident in June
* Over the last month the wells were averaging less than 179,000 gal/day which is an increase of approximately 55,000 gallons a day from this time last year
* Pools – We passed the electrical re-inspection and health inspection of our pools last week. The Dept. of Health also inspected our concession which also passed.
* The liquor license has been renewed and received
* Ballots are coming in for the 2017 election. Approximately 270 ballots were received so far. Ballots are to be in the office no later than August 25th.
	+ Ballot counting will take place on September 2nd at 9am.
* The gatehouse is almost complete. Caulking and the roof still needs to be done.
* Make a Wish - We’ve collected $885.00 for Make a Wish so far this year.
* The Second Annual 5k was cancelled due to lack of sign-ups – still planning on holding a 5k in 2018
* The 2017 Pike County Tax sale will be Wednesday September 20th in Milford. There are currently 52 Trails End lots up for tax sale compared to 41 last year. Property owners can pick up the list of lots up for tax sale at the office.
* Bulk Pick up is scheduled for August 26th & 27th. There is plenty of room on the list if anyone needs a large item picked up from there lot for disposal they can sign up with Marissa at the front desk.

**Office Manager’s Report**

Maegan Herington, August 16th, 2017 we have collected approx. 95% of current Dues – approx.

* As of August 16th, 2017 we have collected 30% of prior Dues
* Still only 6 lots have defaulted on the 2017 Payment Arrangements – no one defaulted on the July payments
* Both the Sewer Plant Operator and his assistant were out of work for personal reasons – The Maintenance Supervisor was getting trained on the sewer plant – there are currently employment ads listed to look for a temporary sewer plant operator or for a pool operator.
* Working on the 2018 budget – getting quotes for projects that have been discussed in past board meetings. Also working with the electric supplier getting quotes for electric, health insurance, and community insurance
* There are many of our seasonal employees leaving in the next week for school. Off season hours for the pool, dump, bar, and concession will be posted in the Happenings and on the website

**Security Report**

Mike Cheblowski, Chief Homeland Security

* Discussed issues that have been reported at the sports complex over the past month
	+ Security will be doing extra patrols through the sports complex
* Speeding citations and issues were discussed
	+ One speeding citation was issued to a lot in which an unlicensed driver was operating the vehicle
	+ President Miller stated there will be at least two more speed bumps put in areas that speeding is a problem

**Legal Report**

Richard Henry, Attorney

* Nothing new to report at this time

**Treasurer’s Report**Lori Bush, Treasurer –

* Playground expense is up due to the accident in June – once the insurance claim goes through we will be reimbursed $9,105.57 for the replacement parts
* A bad well pump was replaced which is reflected on the water expense line
* The budget meeting will be held Sunday in the office at 10am – Any property owner in good standing can sign up to be part of the budget committee
* Asked for a motion to pay the bills

**MOTION:** by GerryLynn Haak to pay the bills. **Second:** Michele Murphy VOTE**:**  All in favor

**Rules Enforcement Committee**

Robert Personette

* We are current on all rules enforcement meetings
* We have a great group of volunteers on the committee now that is very dedicated

**Concession/Bar**

Jo-Ann Pollack, GerryLynn Haak, Michele Murphy –

* Concession is doing well approx. $5k ahead as of the end of July
* The bar is also approx. $5k in the black

**Recreation/Entertainment**
Michele Murphy -

* Neil Diamond was a hit again – the clubhouse was packed
* The comedy show is still coming up on August 26th – new comedians in the show – the dinner will be put out by the recreation staff – any staff under the age of 18 has consent from their guardian to serve during an adult themed show
* Elvis will be back Labor Day Weekend – he will not be coming with the whole band this year, just Elvis himself will be entertaining

**Maintenance**

Jo-Ann Pollack & Thomas Miller -

* The guardhouse is just about complete
* They have been working on sewer and water issues – projects other for the maintenance staff are put off until after the season at this point
* They did clean up the sports complex and level some of it off since during the past month

**By-Law Committee**

Lori Bush & Patricia Carey

* Everything is ready to present to the board after the season

Executive Session opened at 11:12am – Regular Session opened at 1:20pm

**MOTION:** by GerryLynn Haak to close the meeting at 1:22pm. **Second:** Patty Carey VOTE**:**  All in favor

Respectfully submitted,

Maegan Herington