**July 19, 2014**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting at the association building on Saturday July 19, 2014 at 9:00a.m.

**ROLL CALL**

**Officers Present**

President - Mike Smith

Vice Pres. - Robert Personette

Treasurer - Jo-Ann Pollack

**Members Present**

Iris Altreche

Lori Bush

Vinny D’Eusanio

Gerrylynn Haak

Thomas Miller

**Officers Absent**

Secretary - Wendy Glynn

**Others Present**

Pam Valenza – Property Mgr.

Richard Henry – Attorney

President Smith called the meeting to order at 9:00a.m. Called for a motion to approve the June 2014 minutes:

**MOTION:** by Lori Bush to accept the June 2014 Minutes.  **Second:**  Jo-Ann Pollack VOTE:

All in favor

**Property Manager’s Report**

Pam Valenza –

* Fourth of July – went well. There was an incident with rocks being thrown in the pools and vandalism at the comfort stations (still working on the C.S.)Security reviewed the cameras – 1 citation was issued and working on a 2nd.
* Reoccurring problems with destruction of the library – kids are destroying the carpet with candy/gum, climbing out windows, and throwing the books/puzzles around.
	+ Last year the library was locked after 12pm. It cut back on many of the problems but allowed time for adults or people who want to utilize the library properly to do so – we will look into closing it early again if problems persist
	+ PO suggested we leave the key with concession – If it is busy they might not be able to open it and they cannot hand the key out
* Guests for 4th of July weekend (Thurs – Sun) – 813 guest passes were written with approx. 1,810 individual guests coming in.
	+ There were 713 lots that came in the outside gate via their barcodes
* PO – lots 130 & 131 have guests coming in and there is supposed to be a ban on guests for the lot
	+ Discussion was held regarding the guests being registered to other lots
* The office has been checking current registration & insurance for barcode renewals as per the Board.
	+ Many POs have renewed but if they have not what would the board like us to do?
	+ Board agreed to not have PO’s register annually – will monitor when bar codes are changed.
	+ Discussion regarding cost of bar code stickers and payment distribution amongst POs to cover the cost (i.e. pay individually or budget yearly and don’t charge individuals)
* No response from a lot burned in the April 2014 fire – Lot 1119, they are not in good standing and currently owe over $4k. Should we clean the lot?

**MOTION** by Mike Smith to clean up the fire damage at lot 1119 and add the cost to the lot. **Second:** Vinny D’Eusanio **Vote:** All in favor

* As of July 16th the bar is ahead by approximately $2,200
* 93% of current dues have been collected as of June 30th – we were at 94% last year but as of July 15th we are now at 94%
* 117% of prior dues have been collected as of June 30th
* 74 lots have been reconnected and lots are continuing to pay current year’s dues from the recent letters they have received
* 6 lots are on payment plans – 2 lots paid their payment plans in full
* Progress with water – All board members have a copy of report
	+ Fliers have been left at the gate by the Happenings to stress the importance of the water issues – the fliers are working as we have had PO’s contacting the office to notify us of hydrants and hoses leaking.
	+ We are pumping 60,000 gal. less than we were this time last year.
	+ Lot 3813 – suggested we look into faucet flow restrictors to cut back on the water usage
	+ They cost approx. $.49/unit and have potential of cutting water bill by 1/3
* Lot 3317 is on the repository list and is not sewered – the lot owes over $22k and would be very costly to sewer. Would like to purchase it for $25 from Pike County and turn it into a green area? Lots 3315 and 3316 are already green areas.

**MOTION:** by Vinny D’Eusanio to purchase lot 3317 for $25 and make it green area.  **Second:**  Gerrylynn Haak VOTE: All in favor

 **LEGAL**

Richard Henry –

* Having the completed deed backs and deeds for lots sold notarized
* Lot 4515 is closing today – Remax has all the proceeds – be sure to collect it from them

**RULES ENFORCEMENT**

Bob Personette –

* 6 grievances are scheduled for today. Have had more this year than in previous years.

**PROPERTY OWNERS**

* Seniors are having trouble getting in and out of the upper pool – the top step is much higher than the others – lower pool is not a problem.
	+ Can look into possibly doing a gradual walk in entrance or change the steps.
* Lot 4056 – Property owners need to be informed there are no dogs allowed in common areas – there were dogs in the clubhouse.
	+ Security was called and took care of the matter
* Lot 4005 - Several lights at the park need to be replaced – The office will write a work order for Maintenance to replace them
* Lot 3423 addressed the board in regarding encroaching the green area and how to restore it
	+ Discussion was held about PO’s occupying green area
* 3312 – asked how security was doing with issuing citations – specifically 4th of July
	+ Will be discussed in security report
* Lot 1954 - Can POs be notified if the water is going to be shut off?
	+ Depends on the case – if a well goes down due to a problem and is being fixed – we do not notify all POs affected but if maintenance is working at your lot and is going to be digging and you are home at the time they will knock on the door to notify you. We can try to have security announce it on a bullhorn if possible.
* Lot 929/930 – Do all POs with golf carts know the rules have changed – yes, they were sent letters to notify them of the changes
	+ Discussion held regarding golf cards and safety concerns (i.e. children driving and speeding issues)
* Lot 4624 – people do not call security because they don’t want to disclose who they are (they want to keep it anonymous) why does security make you tell them who you are?
	+ Mike Smith – There used to be prank calls to get security to drive out to one section, while the prank callers would be doing something wrong someplace else within the community
	+ Bob Personette – we have grown over the years, security does a great job but we need to police ourselves.
	+ The quiet hours are from 12am-8am and the curfew needs to be enforced on the common areas

**Security**

 Vincent D’Eusanio –

* 5 out of the 10 citations issued were for speeding
* 4th of July weekend will be in the Report to review during the August Board Meeting

**TREASURER’S REPORT**

Jo-Ann Pollack –

* Electric line will be double in July as the bill was mailed to the wrong address and not received for payment in July.
* Starting to plan the budget meeting to develop the 2015 Budget – will discuss with Pam and put it in the Happenings for POs to sign-up for the budget committee

**MOTION** by Mike Smith to pay all bills **Second:** Gerrylynn Haak **VOTE:** All in favor

**NEW BUSINESS**

* Mike Smith – we will have a meeting about the current By-Laws and review any possible/proposed changes and discuss reasons for each change.
	+ Each board member received proposed changes to the bylaws to be reviewed, then discussed at the August meeting
	+ Discussion was held regarding the possible By-law changes
* Vinny asked if the fencing regulations are changed will all POs with fences already standing have to take them down. – No, these would be grandfathered in so long as they were legal at the time they were built.
* Lot 3624 – Does the board have any more information about when screenrooms can be built?
	+ Mike Smith – It is currently going through the process with the township to be written into an ordinance. Hopefully it is finished with the legal process as of late August / early September – in the meantime we can still build open decks.
* PO asked if we are getting a new clubhouse this year.
	+ Mike Smith – the maintenance building is being done first then we are going to look into prices and budget for the new clubhouse
	+ Pam Valenza – Hoping to present the plans and estimates for the new maintenance building to the board at the August meeting
	+ Tom Miller – had questions about the new maintenance building and asked to see information – Previous discussions are in the minutes and further questions can be brought to the office for Pam.
* PO suggested to look into pre-fab structures when the time comes to rebuild the clubhouse
	+ Also asked if maintenance has narrowed down where the major water leaks are – It changes weekly but they have located and repaired many of the major leaks
	+ Vinny D’Eusanio – some water leaks may not surface for weeks so it is difficult to detect

**Recreation**

* Iris Altreche - Multi-cultural night went well – everyone seemed to enjoy themselves!

Executive Session: 11:13am

Regular Session resume 11:48am

**MOTION** by Vinny D’Eusanio to close the meeting at 11:50am **Second:** Gerrylynn Haak **VOTE:** All in favor

Respectfully submitted,

Maegan Herington