**September 16th, 2017**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, September 16th, 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

Kellyanne Spinning, Property Mgr.

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

**MOTION:** by Lori Ann Bush to accept the August 2017 minutes. **Second:** Iris Altreche **Vote:** All others in favor

President Miller started the meeting with reading suggestions collected from the suggestion boxes.

* Bike racks at Clubhouse and Sports Complex
* Wine Tours
* Add Galaga, Pac-Man, Donkey Kong to the game room
* Brick Oven Pizza
* Name Tags for Committee Members

 **Property Owners’ Suggestions/Questions**

* PO from lot# 3415 asked what the tree permit process encompasses
	+ Discussion held on tree permit process
* Lot 2720/21 asked about fixing up Shohola Parkway South at the entrance of the community
	+ Maintenance is planning on adding culverts to combat the water run-off issues
* PO mentioned speed bump on Crow Lane is too high - the office will look into it
* Lot# 3813 asked where the proceeds of the dues raffle go
* The Property Manager will be reporting on all fundraisers shortly.
* Lot# 3813 was happy the speed bump on Clubhouse Drive was replaced and the light in the parking lot was fixed
* Lot# 1908 had questions regarding the dues on her property - will discuss in executive session
* Lot# 956 thanked the Board of directors, staff and security on a great season
* Robert Personette asked when the Sports Complex will be completed
* President Miller pulled maintenance off project due to trucks tearing up the ground. Will continue the work thru the off season
* Robert Personette has flower seeds he will donate to the sports complex

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

* Playground Pros will be here the week of the September 25th to fix the damaged equipment
* Water Usage – the second half of August we averaged about 162k gal/day which is about 48k more than this time last year
* The upper pool is open today from 11-5 but will be closed tomorrow due to lack of staff - this may be the last weekend the pool is open due to staffing restrictions
* Trails End collected an incredible $4,692.00 for Make-A-Wish this year - It is the most we have ever collected!
* Our Dues Raffle raised $3,158.35 for Shohola fire department. We also raised $142.75 for Hurricane Harvey relief which will be donated to the American Red Cross
* Maintenance will begin installing the mailboxes next week. Also, culvert pipe has been purchased to fix the run off issues on Powhatan Drive. Maintenance plans on having that project complete prior to winter. The sports complex will also be focused on more over the next several weeks
* Just a reminder the 2017 Pike County Tax sale will be this Wednesday September 20th in Milford
	+ Property owners can pick up the list of lots up for tax sale at the front desk
* Discussion held on Tax Sales vs. Judicial Sales
* The Annual Meeting will be held tomorrow at the clubhouse at 10am
* As of September 10, 2017 we have collected approx. 96% of current Dues – approx.
* As of September 10, 2017 we have collected 30% of prior Dues
* 6 lots have defaulted on the 2017 Payment Arrangements – no one defaulted on the August payments
* 2018 Budget meetings went well – we had a good group of volunteers
	+ The budget mailing will go out after it is reviewed and approved later in this meeting
* Patty Carey read the Board of Directors 2018 -2020 election results (5 open seats) into the minutes as certified by the Ballot Counting Committee:
* Results: 322 Total number of ballots cast; 240 valid ballots counted; 82 invalid ballots not counted. Winners announced:

Robert Mark Christie

Jo-Ann Pollack

Iris Altreche

Michele Murphy

Gerrylynn Haak

**Security Report**

Mike Cheblowski, Chief Homeland Security

* Labor Day Weekend totals - 2215 barcode accesses and 584 guest passes were issued with 639 lots accessed - slight decrease from last year - No major issues over the holiday weekend
* Lot# 956 asked if citations were issued to those responsible for the vehicle accidents over the summer - Yes, citations were issued
* Trails End should consider adding boulders alongside all fences

**Legal Report**

* Attorney Henry was excused from the September meeting - Nothing new to report at this time

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

* Overage on water line was due to the purchase of a new tank for Well# 2

**MOTION:** by GerryLynn Haak to pay the bills. **Second:** Jo-Ann Pollack **VOTE:**  All in favor

**Rules Enforcement Committee**

Robert Personette

* There will be a Rules Enforcement Committee meeting today
* More people paying their citations - 18 grievances total for 2017

**Concession/Bar**

Jo-Ann Pollack, GerryLynn Haak, Michele Murphy –

* As of August 31st concession had a gross income of $74,953.93 with purchases and sales tax totaling $66,889.92
* As of August 31st the bar had a gross income of $22,844.25 with purchases totaling $12,146.70 leaving Trails End with a profit of $10,697.55
* Final figures for the 2017 season will be reported at the October Meeting

**Recreation/Entertainment**
Michele Murphy -

* Neil Diamond and Elvis coming back for Summer 2018
* Looking to do a country western night next year
* Columbus Day Weekend bar will be open Friday night, Saturday night and Sunday night Entertainment will be One Way Sounds Saturday night and Hot Traxx Sunday night

**Sewer**

Robert Personette -

* Everything is in working order

**Maintenance**

Jo-Ann Pollack & Thomas Miller –

* Main focus will be infrastructure, roads and projects over the next several months

**Land Use**

Iris Altreche –

* Discussion held on abandoned trailers
* Maintenance plans on removing 20 abandoned trailers this winter

**By-Law Committee**

Lori Bush & Patricia Carey

* Discussion held on election process
* Need to revamp the election process in the By-Laws
* Changes have been made in the new By-Laws
* Will look into election services, renting voting machines, companies who handle School Board Elections

**2018 Budget Review**

* Discussion held regarding budget
* Increase of $20.00 - 2018 Dues Assessment $1,495.00 per lot

**Motion:** by Jo-Ann Pollack to approve the 2018 Budget. **Second:** Michele Murphy **Vote:** All in favor

**Motion:** by Gerrylynn Haak to add $308.00 to Make-A-Wish donation increasing it to $5,000

**Second:** Lori Bush **Vote:** All in Favor

President Miller – Will continue to collect donations for Hurricane Harvey thru Columbus Day Weekend.

Executive Session opened – Regular Session opened.

**MOTION:** by Lori Ann Bush to close the meeting. **Second:** Iris Altreche **VOTE:**  All in favor

Respectfully submitted,

Kelly Spinning