

July 19, 2008

Shohola Falls Trails End POA held a Board of Director's meeting at the clubhouse at 9:00a.m.

**Roll Call:**

**Officers Present**

President - Mike Smith  
Vice President - Maureen Miller  
Secretary - JoAnn Pollack  
Treasurer - Artie Deyns

**Members Present**

Iris Altreche  
Mark Christie  
Vinny D'Eusanio  
Debbie Shevlin  
Robert Personette

**Members Absent**

Wendy Purdy

**Others Present**

Richard Henry, Attorney  
Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:05am.

Correction: Vinny D'Eusanio stated on Page 2 clarified that lot#3424 property owner is not banned, page #2 under roads should state which section is being started, page #2 clarify that the pool company paid for the repair to the baby pool, page #3 letter should be sent to lot#985 for excessive lights.

**MOTION:** by Debbie Shevlin to approve to accept the June 2008 minutes with the above corrections.

**Second:** Vinny D'Eusanio **VOTE:** Abstain: Bob Personette (absent May Meeting) All others: Approve *Motion passed.*

**Election Committee**

Patty Carey – There was six candidates for the 2009-2011 Board of Directors. Committee met on Sunday July 6<sup>th</sup> and at 1:30am that morning Mr. Michael Gebert of Lot 934 left a voicemail on the office phone stating he was withdrawing from the election. A letter was mailed to him

confirming his resignation by phone. The remaining five candidates will walk on the Board, no election will be held.

### **Property Manager's Report**

Pam Valenza –

- July 4<sup>th</sup> weekend there was no major events. Some fireworks were reported.
- Captain Perrara of Vector Security was promoted; Lieutenant Chudley is now the site supervisor.
- Two dues payment plans defaulted, their electric was disconnected.
- Statutory liens are in the process of being filed.
- Department of Health inspected the pools. Good reports, need a no diving sign near the baby pool.

President Smith – stated there were feces found in the pool yesterday, 2<sup>nd</sup> time this year.

*Discussion held.*

Pam Valenza –

- It is national law that the pool area must be cleared when there is lightening or thunder and wait 30 minutes to go back in.
- Sewer plant – was inspected, passed in pristine condition. We need to do more sewer repairs to correct the infiltration problem. President Smith asked a copy of the report be sent to Shohola Township.
- Bar – YTD behind \$760 from last year.
- Concession – ahead \$2k from last year.
- Liquor license renewed and received.
- Navaho Lane – engineer here next week to review the water problem.
- Asked the Board if Trails End will donate to the Shohola Fire Department. *Discussion held.* Board agreed \$200.00 donation will be made.
- Additional radar vehicle here; not many citations issued as of yet, but it is a deterrent.
- Asked if Trails End should have a New Year's party since it is on a Wednesday. *Discussion held.* No New Year's party this year.
- Swim Championships will be held here August 9<sup>th</sup> & 10<sup>th</sup>. Have a meeting next Friday with the swim team, recreation and maintenance to discuss what is needed. Rented a 20x30 tent and six portable toilets.
- Shohola Township inspected the new building – received a verbal approval. The state will inspect next week.
- Land Company - sold lot 4004 for \$6000.00 & 649 for \$6,000.00.
- 2008 backhoe was delivered.

Vinny D'Eusano – asked about leasing a backhoe. *Discussion held.*

Pam Valenza – At the last meeting the Board approved Richard Henry to represent lot #1321 & 4310. Lot 1321 took the light off the porch and 4310 bought a new trailer.

### **Recreation**

Maureen Miller –

- Pancake breakfast – went very well, collected \$695.00.
- Pig roast – is today and is sold out. People can still attend; they need to bring their own chairs.
- Casino night – will have a roulette table, blackjack and two Texas Hold'em tables, and the wheel. The clubhouse will be closed for anyone under 21.
- The teen pool party for CJ Personette went very well. The kids raised \$360.00 for the Hackensack Trauma Center. Trails End will match whatever is collected.

**MOTION:** made by Mike Smith for Trails End to match what is raised for the Hackensack Trauma Center. **Second:** Vinny D'Eusanio **Vote:** All in favor

Iris Altreche – The multicultural/salsa night went well, lots of people attended. Raised money by a 50/50 for the ambulance department that took CJ Personette to the hospital. Thanked everyone.

President Smith – Trails End is erecting a memorial in front of the clubhouse for Mary Jane Duffy. Need help wording it.

Maureen Miller – Will be having a special bingo in memory of Mary Jane Duffy with a slideshow.

President Smith – asked about the heat from the handicap bathroom.

Pam Valenza – it was on a separate circuit breaker, turned off now.

### **Property Owner's Time**

Lot 1710 – stated last night there was an incident with their neighbor. They were violating quiet hours, security was called, the neighbors then retaliated, believes they damaged their car. State Police was called.

Lot 3211/3212 - asked the Board to clarify about the leaves being blown into common areas. Uses the green area behind him. Was told that was okay, don't blow them into the street or anyone's lot. He then asked that the website have more information on it like Board meeting dates, etc.

Lot 3312 – there is a shed across the road from him that wild cats are living in. Asked to give the lot number to the office.

*Discussion held on tarps covering trailers.*

Break from regular session at 10:10am

Regular session resumed at 10:55am

**MOTION:** made by Mike Smith to suspend the ban on the guests of lot#3424 on the conditions that the property owner is on property with the guests and there are no further violations. They also have a 10pm curfew, unless they are on a supervised Trails End trip. **Second:** Maureen Miller **VOTE:** Abstain: Debbie Shevlin All others in favor. *Motion passed.*

*At this time Maureen Miller and Mark Christie left the meeting.*

### **Treasurer's Report**

Artie Deyns – reviewed the budgeted reports dated June 30, 2008.

**MOTION:** by Debbie Shevlin to pay all bills. **Second:** Jo-Ann Pollack

**VOTE:** All in favor

### **LEGAL REPORT**

Richard Henry –

- Deed for lot 4004 needs to be signed and lot 3441/3440 needs to be re-signed.
- Have the draft for the quiet titles on 5744 & 1402
- Statutory liens are ready to be filed.
- The preliminary hearing for Shohola Township's access to ride around Trails End without giving specific lots will be held this Tuesday.

President Smith – asked that Richard Henry get a decision from the judge.

Richard Henry – Fire Brigade matter not scheduled yet in the courts.

### **Land Use Committee**

*Discussion held on Land Use procedures.*

### **Old Business**

**MOTION:** made by Mike Smith to make a Resolution 2008-02 regarding tarps. The Resolution reads: Tarps and plastic covers are prohibited over trailers, screened enclosures, sheds and any other structures without Association permission and then only in emergency situations and then limited to thirty (30) days. **Second:** Debbie Shevlin **VOTE:** All in favor

### **New Business**

Nothing at this time.

**Bob Personette** – asked the lawyer if Trails End is responsible for other people in a car that just the driver is called in as a guest. *Discussion held.* Attorney stated Trails End should be aware of all guests' identity.

President Smith – will re-visit purchase orders at the next meeting.

**MOTION:** by Vinny D'Eusano to adjourn the meeting at 11:30a.m.

**Second:** Artie Deyns **VOTE:** All in favor

Respectfully submitted,

Karen Olsen