

October 18, 2008

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

Roll Call:

Officers Present

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

Members Present

Mark Christie
Debbie Shevlin
Wendy Purdy
Iris Altreche
Vinny D'Eusanio

Members Absent

Robert Personette

Others Present

Pam Valenza, Property Mgr.

President Smith called the meeting to order at 9:00am. He stated that Bob Personette would be absent today. He then stated that Trails End won the lot#3108 lawsuit. The Judge didn't call for the defense witnesses, the Judge dismissed the case after the Plaintiff's testimonies. Trails End will be strictly enforcing the 180 day ordinance referring to permanent residents. *At this time, Iris Altreche entered the Board meeting.* He asked for a Motion to approve the September 2008 minutes.

Wendy Purdy – asked that on page 2 regarding the freezer, the word “repair” not be written twice.

MOTION: by Wendy Purdy to approve to accept the September 2008 minutes with changes.

Second: Debbie Shevlin **VOTE:** All in favor *Motion passed.*

Property Manager's Report

Pam Valenza –

- Had two separate fires since the last meeting. The first one started at lot 5208, consumed 5209 and damaged 5210. The second one was contained to lot 3825. There is an investigation being done on how the fires started. The Department of Labor & Industry was here and they were impressed with Trails Ends rules and regulations about propane tanks, but reiterated that it is state law that propane tanks cannot be stored in any structure. Would like Trails End to enforce that state law.

President Smith –

- Talked with Suburban employee who stated he doesn't check the tags on the propane tanks for expiration. Also need to address property owners leaving their electric on when not on property. *Discussion held.* President Smith stated the propane tanks were removed from the lots that the fires were on for investigation.

Mark Christie –

- Suggested requiring bills from property owners as evidence that they are using outside contractors to fill their tanks. *Discussion held on electric usage.*

President Smith –

- Checked gate card usage on all Board members. Would like a new resolution on the 180 days rule.
- Wants a full page ad to be mailed out with the dues billing saying that Trails End won the lot#3108 case. The other side can have information about the propane tank regulations.

MOTION: made by Mike Smith to adopt Resolution 2008-04 which states: Under no circumstances will propane tanks be stored in any structure. A citation for reckless endangerment will be issued if caught storing propane tanks. No warnings will be issued.

Second: Debbie Shevlin **VOTE:** All in favor

President Smith –

- Suggested shutting off electric in the winter months starting next year. The property owners would be able to turn it back on if they came up. *Discussion held on security lights on lots.*

Pam Valenza –

- Budget mailing was mailed out. Have received 46 agrees and 19 disagrees so far. The Annual Budget meeting is tomorrow in the clubhouse at 10am. *Board reviewed 2009 dues bill.*

MOTION: made by Wendy Purdy to adopt the 2009 dues bill payment plan as written

Second: Mike Smith **VOTE:** all in favor

Pam Valenza –

- Bingo machine was received and will take some alternations to fit into the old space.

- Purchased lot 4715 from tax sale. Four other lots were purchased as well by current property owners.
- There are 10 lots up on the repository sale from Trails End. Minimum bid is \$300 and must be submitted in writing. If we purchased those lots, that would take \$160k off our receivables. *Board approved the minimum bid on all 10 lots.*
- Contacted the engineer regarding the violation from DEP. He suggested also hiring an outside firm to inject sealant into the pipes for lateral cracks. After speaking with the Maintenance supervisor, it was determined that the pipes are old and should be replaced altogether. Maintenance has been repairing sewers and letters were sent out to property owners giving them 7-10 days to respond regarding repairing their sewers.
- Sent a letter to Vector Security regarding the guard that did not call 911 for a property owner having a heart attack. They have instituted a policy that must be signed by each guard concerning 911. Lt. Chudley is also going to have a mock emergency situation involving all the guards.
- There was an incident at 1:30am at the bar over Columbus weekend in which a property owner was assisted down the clubhouse steps, then fell hitting his head on the pavement. He was Medivaced out of Trails End. He is now back on property.
- There is letter from Shohola Township regarding unfettered access to Trails End in the Board Members' folders.

MOTION: made by Artie Deyns to cast one vote for Jo-Ann Pollack, Maureen Miller, Wendy Purdy, Iris Altreche and Mark Christie to be re-elected to the Board of Directors.

Second: Vinny D'Eusanio **VOTE:** All in favor

Property Owner's Time

Lot #4041/4042 – received letter from Trails End stating his shed and lattice fence is in the green area. He purchased the lot 3 years ago and no one told him it was in the green area. Asked the Board what he should do.

President Smith – informed him he needs to remove the fence and shed from the green area.

Lot#4041/4042 – asked if he could have until the spring to remove it.

President Smith – stated the property owner should come to the April Board meeting and come see him.

Treasurer's Report

Artie Deyns – reviewed monthly budget report. Budget meeting is Sunday October 19 at 10am in the clubhouse. Stated Trails End is under budget in electric.

Pam Valenza – the new accountant was here and looked at our internal controls and how the office is run.

MOTION: by Wendy Purdy to pay all bills. **Second:** Jo-Ann Pollack

VOTE: Abstain: Vinny D'Eusanio (absent from the meeting at this time) All others: Approve
Motion passed

President Smith read a proposed resolution regarding the 180 day (permanent resident) rule.

MOTION: made by Mike Smith to adopt Resolution 2008-05 as read. **Second:** Vinny D'Eusanio

Discussion held. Motion was tabled until attorney reviews. There will be an e-mail or telephone vote during the week.

Break from regular session at 11:00am

Regular session resumed at 11:20am

Rule Enforcement

Iris Altreche – no changes since last meeting.

Pam Valenza – there was an issue with a property owner who insisted that a dead tree behind their lot was on Trails End's property. The maintenance Supervisor was out there several times to measure and determined that the tree was on the property owner's lot. Eventually Trails End paid for a surveyor to come out and he also determined the tree is on their lot. A letter was sent to the property owner informing them of this. Have had no response to that letter.

President Smith – Send lot #4520 another letter to cut down the tree immediately.

Discussion held on disarray lots.

Concession & Bar

Artie Deyns – the bar did very well made approximately \$1,500.

Pam Valenza – Halloween party went very well. The chaperone tickets seemed to manage the overcrowding in the clubhouse.

Recreation

Maureen Miller – calendars are done, can be posted on the website. These dates are tentative and subject to change.

Security

Mark Christie –

- Three new officers are in training.
- 8 violations for propane tanks.
- 4 damaged structures reported.
- A few reports of vandalism
- One unattended fire.
- 2 speeding citations issued.
- One citation for reckless endangerment.
- Security now has gloves, a first aid kit and buckets to extinguish fires in their vehicles

Maureen Miller – Lt. Chudley drove by and saw the fire at lot 5208 and informed the property owner in the vicinity to get out of their trailer.

President Smith – stated that the investigator hired to investigate the fires said Lt. Chudley wrote a very detailed report.

Maintenance

President Smith –

- The new Mason dump was delivered. Will stop using the pick-up trucks for plowing, as this was causing them to break down.
- Received a thank you form from the Hackensack Medical Center's Board of Trustees for Trails End's donation.

Maureen Miller – stated the food drive did not go so well. *Discussion held.* Will look into having a Make-a-Wish foundation fundraiser next year.

Old Business

Pam Valenza - Have a suggestion for property owners to use brown tarps. Will bring up at next meeting.

New Business

Nothing at this time.

President Smith – Budget meeting tomorrow at 10am in the clubhouse.

MOTION: by Jo-Ann Pollack to adjourn the meeting at 11:55am.

Second: Wendy Purdy **VOTE:** All in favor

Respectfully submitted,
Karen Olsen