

October 16, 2021

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting in the Club House on Saturday, October 16th, 2021 at 9:00a.m.

ROLL CALL:

Officers Present

President – Thomas Miller
Vice President – JoAnn Pollack
Treasurer – Vincent D'Eusanio
Secretary – GerryLynn Haak

Members Present

Iris Altreche
Lori-Ann Kinney Bush
Patricia Carey
Kevin Dille
Michele Murphy
Robert Personette

Others Present

Mike Cheblowski, Chief Homeland Security

Others Absent

Richard Henry, Attorney

President Miller called the meeting to order at 9:09 a.m.

MOTION: by Lori Bush-Kinney to accept the minutes from the September Board of Directors meeting with noted corrections included **SECOND:** by Kevin Dille **ABSTAINED:** GerryLynn Haak **VOTE:** All others in favor

Property Owners Time:

Property Owner was sent a land use violation in error. Once noted, a follow up letter was sent to the Property Owner apologizing for the mistake. Property Owner added that mailings going to their home address on file in the office can present an issue, while they are still on property in Trails End. President Miller said for legal purposes official mail has to be sent to the home of record listed on file. Hand delivery of violation notices was discussed. General consensus was that this could cause an issue to be escalated. If property owners receive notices at their home address while in Trails End, then after returning home they still have time to contact the office to notify the Association that they just received the notice.

Property Owner asked how to speed up the handling of neighboring lots that are abandoned. President Miller advised that the Property Owner file a written complaint with the Association Office.

Property Owner asked about dogs being in the playground. More large signs are needed to display no dogs allowed in common areas.

Manager's Report

George McCormick, Property Manager

- Trails End's liquor license was renewed

MOTION: by GerryLynn Haak to put the liquor license into safekeeping **SECOND**: by Kevin Dille **VOTE**: All others in favor

President Miller noted that in the April 2022 meeting we will need to take the license out of safekeeping

- The office is continuing to look for a reasonable locked-in rate for the electric contract
- Will review our office equipment needs as it compares to the contract from Topp Copy business

Security

Chief Mike, Homeland Security

- 3 stop work orders issued
- Gate house was struck by RV
- Medical emergency over the Columbus Day weekend
- For Columbus Day weekend, there were 1,333 accesses through the bar code gate and 503 accesses through the window gate. Additionally, 329 passes were issued for the holiday weekend

Legal Report

Rich Henry

- We need to review the contract renewal with Weichert Realty
- Shared an inventory of lots and would like to arrange a meeting to discuss our plans for those properties

Treasurer's Report

Vincent D'Eusano

- 2nd quarterly audit report is done; auditors were happy with the numbers were reported
- 3rd quarter, Anne Weaver (Williams Owens Co.) plans to be on site the week of October 25th
- At Honesdale National Bank, the CD set up for the sewer will mature on October 20th and is set to rollover
- Clover is ready to open a new register for concession. The office needs to plan to have the bank account ready to open for the new Clover machine by the end of the year

MOTION: by Lori Kinney-Bush to pay the bills **SECOND**: by JoAnn Pollack **VOTE**: All others in favor

Rules Enforcement

Robert Personette

- Low number of grievances this year

Concession

JoAnn Pollack

- Bulk purchase sale at the concession on closing weekend yielded close to \$1,300
- Ended with a profit of \$6,018.47

Bar

GerryLynn Haak

- The bar is open for the last Happy Hour of the year to sell beer to cut down on our inventory
- Ended with a profit of \$13,519.72

Entertainment

Michele Murphy

- The Halloween party from Columbus Weekend went really well
- We need rules to help control traffic during the Trunk or Treat event in the Recreation parking lot

Recreation

GerryLynn Haak

- We had a good season and we have now wrapped up for 2021

Sewer

Robert Personette

- Clint will meet with the UV light company in about two weeks to get the measurements for the install

Maintenance

Thomas Miller

- Maintenance is busy prepping facilities for the upcoming winter months
- Temporary speed bumps are being removed to allow plows to get through when the time comes

Land Use

Vincent D'Eusanio

- Five first letters sent out
- One property had a chimney installed inside their screened porch area. That has been removed

Robert Personette questioned about enforcement of unregistered cars. George McCormick responded that if a vehicle's tags are not visible from the roadway, it is difficult to prove that it is unregistered. We need to review how to enforce this rule. President Miller suggested that vehicles that have clearly been left on site for more than six months, should be followed up on with a letter requesting the registration status

Contracts

Kevin Dille

- Need a copy of the Weichert Realty contract quote

New Business:

Vincent D'Eusano said with Trails End turning 50 year old in 2022. We should request pictures and videos from years past to put up displays. Swim Team can share their past clippings.

Michele Murphy suggested opening an email account (TrailsEndturns50@gmail.com) for members to share their memories from over the years. Once collected, the displays can be set up in the Clubhouse and other public areas.

JoAnn Pollack suggested coordinating with Recreation to plan the 50th Anniversary at next year's events, along with a potential golf cart parade.

President Miller stated that parking lot lights need to be moved to avoid shining into property owners' trailers.

Copies of the 2022 Budget were mailed. We need to allow time for property owners to comment if they choose to. Discussion will follow and the dues billing will go out afterwards.

Break for Executive Session

MOTION: by Michele Murphy to close the meeting. **Second:** GerryLynn Haak **VOTE:** All others in favor

12:56 Meeting adjourned.

Respectfully submitted,

George McCormick
Property Manager