

December 5th, 2020

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting in the Club house on Saturday, December 5th, 2020 at 10:00a.m.

ROLL CALL:

Officers Present

President – Thomas Miller
Vice President – Jo-Ann Pollack
Secretary – GerryLynn Haak
Treasurer – Lori-Ann Kinney Bush

Members Present

Robert Personette
Iris Altreche
Patricia Carey
Vinny D'Eusanio
Michele Murphy

Others Present

Mike Cheblowski, Chief Homeland Security
Attorney Richard Henry
Rachel Alfredson, Office Administrator

President Miller called the meeting to order at 10:00 a.m.

New Board member swear in: Kevin Dille is sworn in as a Board member as of 2021 by Attorney Richard Henry.

MOTION: by GerryLynn Haak to accept the October 17th 2020 minutes with the correction on collected fundraiser funds. **Second:** Patricia Carey

Vote: All others in favor **Abstain:** Michele Murphy

Executive board member seat nominations, conducted by Attorney Henry:

President- Nomination by Jo-Ann Pollack for Thomas Miller
Vice President- Nomination by Michele Murphy for Jo-Ann Pollack
Secretary- Nomination by Thomas Miller for GerryLynn Haak
Assistant Secretary- Nomination by Thomas Miller for Rachel Alfredson (non-board member)
Treasurer- Nomination by Patricia Carey for Vincent D'Eusanio
Treasurer- Nomination by Thomas Miller for Lori-Ann Kinney Bush

By majority vote the following positions will be held as of Jan 1, 2021

President: Thomas J. Miller

Vice President: Jo-Ann Pollack

Secretary: GerryLynn Haak

Assistant Secretary: Rachel Alfredson (non-board member)

Treasurer: Vincent D'Eusanio

*Per the voted in positions listed above, Lori-Ann Kinney Bush will be removed as a signer from all Shohola Falls Trails End POA and Trails End Land Co. bank accounts. Vincent D'Eusanio will be added as a signer on all Shohola Falls Trails End POA and Trails End Land Co. bank accounts.

Property Owners Time: All are set to meet privately with the Board.

- **Break for Executive meeting for private meetings with Property owners**

MOTION: by Lori-Ann Kinney Bush to accept the payments plans arranged in executive session. **Second:** Jo-Ann Pollack

MOTION: by Jo-Ann Pollack to acknowledge and agree with the liquor license being returned to safe keeping. **Second:** Lori-Ann Kinney Bush

MOTION: by Lori-Ann Kinney Bush to acknowledge and agree with the terms we have been working under regarding the sale/inheritance of quarter lots in that they will only remain a quarter lot if it is sold to/inherited by the property owner's child. **Second:** Iris Altreche

Thomas Miller- We need to set the agenda for the 2021 Board meetings, everyone please open your planners and let's set the dates.

January 23rd - 10am

No February meeting

March 13th – 10am

April 17th – 9am

May 15th – 9am

June 12th – 9am

July 24th - 9am

August 21st – 9am

September 18th – 9am **Annual meeting to follow- 11am**

October 16th – 9am **Budget meeting to follow- 11am**

No November meeting

December 11th – 10am

Legal Report

Richard Henry –

- There are 4 lots currently in possession of the Tax Claim Bureau.
- We are waiting on multiple lots to return deed back paperwork.
- I am working with Rachel in the office to determine which lots should be purchased at the repository sale.

Security

Chief Mike, Homeland Security-

- We had a few emergency calls, a building without a permit violation, one security call to the office, one traffic citation for children in the back of a pickup truck, and a motor vehicle accident outside the association on Rt 6.
- Generally, citations are down by about 70 this year from last year.

Thomas Miller

- There will be no guest restrictions for the foreseeable future.
- I will be delivering the checks for the food banks and fire dept at the next township meeting or before Christmas if there is no meeting scheduled by then.
- We will have Rachel send out the contract renewals for Attorney Henry and Bill Owens for 2021 and we will have an email vote.

Vincent D'Eusanio

- Rachel, can you look into a rate lock for our contract renewal with the electric company

Treasurer's Report

Lori-Ann Kinney Bush, Treasurer –

- We have collected 88% percent of current dues and are still at 93% of prior dues.

MOTION: by Gerry Lynn Haak to pay the bills **Second:** Patricia Carey

MOTION: by Patricia Carey to accept the auditor's report. **Second:** Gerrylynn Haak

Rules Enforcement Committee

Bob Personette-

- Nothing until next May.

Concession/Bar

Jo-Ann Pollack-

- The bar ended the season with a net profit of \$8,113.78
- Concession ended the season with a loss of \$3,408.03

Recreation

GerryLynn Haak-

- Nothing to report

Entertainment

Michele Murphy-

- I'm going to start booking in January as usual and if anything happens we'll just do what we did this year and work it however we can.

Sewer

Bob Personette-

- There is a delay with the sensors and louvers. I was speaking to Clint and we are waiting on the electric company as of a few days ago.
- Rachel will follow up with Clint/Dale and see what the current status of the electric completion is for the sewer plant.

Maintenance

Thomas Miller –

- Maintenance is getting ready to plow the roads, they've pulled the speed bumps. There is a property owner who has a "children playing" sign and asked if they can put a post in the ground. I told them I don't want them to put a post in the ground so I'm going to have maintenance put a post in the ground so it's far enough back off the street.
- As far as the infrastructure status, we will have \$150,000.00 set aside to start the project and that will begin in the spring. As March approaches we will have to get some extra staff in here to prepare for that.

Iris Altreche –

- I would like to request a speed bump for Navajo lane.

Land Use

Iris Altreche-

- We have one violation for a second trailer, no current warnings, 5 second letters issued, 7 properties complied, 4 new properties on lockout, no new fines.

By-Laws – This will be tabled until the new year.

Contracts

Vincent D'Eusanio-

- I just wanted to get an update on the collection accounts.

Rachel Alfredson-

- I have been in contact with NCS and they've been apologetic as far as delays due to Covid and being short staffed. As far as updates, we have had a lot of accounts come back returned due to the owners being deceased or failed contact for one reason or another. We have to weigh our options if we are going to continue to pursue them or decide how we want to proceed. I will send an email with a spreadsheet of a breakdown.

New business- Nothing at this time.

Thomas Miller- I would just like to thank you, Lori, for all your hard work as Treasurer and as a Board member. Kevin, welcome to the Board.

MOTION: by Michele Murphy to close the meeting. **Second:** Iris Altreche **Vote:** All in favor.

Thomas Miller, President: _____ Date _____

Jo-Ann Pollack, Vice President: _____ Date _____

GerryLynn Haak, Secretary: _____ Date _____

Vincent D'Eusanio, Treasurer: _____ Date _____

