

February 29, 2020

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Boardroom on Saturday, February 29, 2020 at 10:00a.m.

ROLL CALL

ROLL CALL:

Officers Present

President – Thomas Miller

Vice President – Jo-Ann Pollack

Secretary – GerryLynn Haak

Treasurer – Lori Ann Bush

Members Present

Michele Murphy

Robert Personette

Iris Altreche

Patricia Carey

Vinny D'Eusanio Jr.

Others Present

Mike Cheblowski, Chief Homeland Security

Attorney Richard Henry

Rachel Korenstein, Office Administrator

President Miller called the meeting to order at 10:00a.m. Called for a motion to approve the December 14, 2019 minutes, with the amendment to add the discussion of the new website time frame.

MOTION: by Lori-Ann to accept the December 2019 minutes. **Second:** Gerrylynn

Vote: All others in favor, Bob Personette abstains as he was absent at the December meeting.

Property Owners time

- PO suggested we get a new speaker for the bar. The Board agreed.

Office Administrator report

Rachel Alfredson -

- Demos have started. There are currently 19 on the list to be done, maintenance has cleaned up 6 lots so far. I will keep you posted each meeting on their progress.
- Collection actions have started, first letters were sent on February 3. I have already received half a dozen or so responses from people either advising that the PO has passed, or POs who are open to paying their back taxes and deeding us back the property for clean up and sale. I am

working with Richard Henry to be sure I am going the correct routes and all legal documentation is handled correctly.

- I've started researching dry storage for the kitchen and refrigeration for the bar. I'm open for any suggestions and input. **Board-** We will need quotes on commercial refrigeration and the space we have available in the swim team office since that potentially has room for a separate refrigeration area that can be blocked off and locked. We will also need maintenance to ensure the floor can accommodate the additional weight.
- We have financed the new maintenance truck. You will see Dale driving the new 2019 F-250.
- Sewer building electric is currently underway! The lighting and safety installation has begun and our electric company has been on site to quote any updates needed to the power supply to accommodate the new electric system throughout the facility.
- 1 live stream web camera is currently up and running. We can have up to two more in place before the season begins. The new website demo is also up and the link was sent to everyone to review. Please let me know if you have any suggestions on what should be changed or added before we launch the new site. **Board-** As far as the cameras go, we will look into the best nature/public areas for the remaining two but may turn off the one stationed at the clubhouse for the privacy of people who want to hang out in front of the club house and not be on live camera. As far as the new web site goes, lets launch it so we can make any changes and updates that are needed and fix any glitches before the seasons begins.
- I am working on quotes for the new sports' complex bathhouse. I will keep you posted on bids we receive for the project.
- A PO has requested to register their 4-person electric surrey bike instead of a golf cart. I have the paperwork on the bike for your review, please discuss the pros and cons and advise if this will be allowed. **Board-** We will revisit this issue next meeting but generally speaking, if the motorized bike doesn't fit into the standing guidelines of a golf cart it can't be registered in place of a golf cart.
- We currently have 8 people waiting to grieve their citations. Please start thinking about when you want to hold the first meeting so I can start setting up the schedule. **Bob-** We will discuss the option of an April meeting at the next Board meeting but will most likely hold the first meeting in May.

Security

Chief Mike, Homeland Security

- 170 citations in 2019, 6 so far in 2020 including traffic and compactor violations
- 129 incident reports in 2019
- 49,545 barcode access in 2018, 48,513 in 2019
- 11,101 guest passes issued in 2018, 12,881 issued in 2019
- 1 medical call since the last meeting

Legal Report

Richard Henry -

- I'm working with Rachel on lot 5757, we've filed quiet title action against PNC bank and we should have that settled in the next few weeks.
- I've spoken to Rachel on lot 704 and discussed the best options for Trails End to take.

Treasurer's Report

Lori Ann Bush, Treasurer –

- We are at 59% of current 2020 dues collected as of 1/31/20, and 92% collected for 2019. We have purchased 9 repos so far and we're looking into opening 2, 7-month CDs in place of the last 2 repos because the rate is a lot better. We need a motion to approve the opening of CDs by Lori-Ann Bush as the Treasurer and Thomas J Miller as President on behalf of Trails End as needed. We need a motion to pay the bills.

MOTION: by Lori-Ann Bush to allow the President and Treasurer to open CDs on behalf of Trails End POA.

Second: Jo-Ann Pollack **VOTE:** All in favor

MOTION: by Lori-Ann Bush to pay the bills. **Second:** Michelle Murphy **VOTE:** All in favor

Committee Reports

Sewer

Bob Personette- I've been talking to Clint and we will sooner than later need to replace the grinder. The price should be between 20-25k. Clint is working on quotes for the grinder and installation.

Rules Enforcement Committee

Bob Personette – On hold until May, possibly April.

Concession/Bar

Jo-Ann Pollack, GerryLynn Haak– We have received a few resumes from returning cooks and our head bar tender. The application online isn't working as a fill in PDF option, we need that fixed asap.

Entertainment

Michelle Murphy – We're basically booked for the entire season. We start entertainment for Memorial Day weekend and run through Columbus Day. The Halloween party is already booked. During the season I have booked DJs and bands. We are going to take a break from the comedy night and if the property owners want it back, we'll bring it back. July 25th will be an adult night but we'll be starting at 8pm. We're going to do pocketbook bingo again but we'll be doing it as a Sunday brunch on July 19th. August, we have a band just about every weekend except the weekend we have the DJ here with Neil Diamond.

Tom- We should start to talk about the New Years Eve party, we wanted to do it every year so we'll need to start planning for that soon.

Maintenance

Thomas Miller -

- I would like Bob to be involved in the infrastructure project since he has great attention to detail and has the time to really get involved.
- We're pretty much fully staffed for this season.
- We used a lot of material on the roads this year due to the ice storms. We're working on getting a new sweeper, we need to get these streets cleaned up in the next month, then I want to get the pot holes filled right away. It's really first on the agenda as soon as the ground is warm enough, the pot holes need to get fixed. Next will be the start of the infrastructure project.

Land Use

Thomas Miller - Land use has brought to our attention enclosed car ports.

Board – We decided last meeting that earth tone coverings can be used between Labor Day and Memorial Day but must be removed by Memorial Day to avoid being in violation.

Old business

By-Laws

Thomas Miller – We should go into executive session to begin this conversation but the bulk should be continued next meeting. All agree.

Contracts

Vinny D'Eusanio- I think we should launch the new site so this way we can address any issues before the season starts. Especially if we've been having issues with the host company holding up their end of the contract having everything ready in a reasonable time and being available for updates and issues to be addressed.

New business

Thomas Miller –

- We should adjust our meeting schedule next year to have a February meeting instead of a January meeting. Everyone agreed.
- We have 5 Board members who need to get sworn in. Attorney Henry, would you swear us in?
Attorney Henry proceeded to swear in the 5 voted in Board members

Executive Session

Thomas Miller - Rachel, please start to get quotes on commercial refrigeration for the bar.

Jo-Ann Pollack - Rachel, the online application needs to be updated on the website so people can fill it in and submit it right from the site instead of having to print it out.

MOTION: by Jo-Ann to close the meeting. **Second:** Iris **VOTE:** All in favor

Respectfully submitted,

Rachel Alfredson