

February 20th 2021

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting in the Club house on Saturday, February 20th, 2021 at 10:00a.m.

ROLL CALL:

Officers Present

President – Thomas Miller
Vice President – Jo-Ann Pollack
Treasurer – Vinny D’Eusanio
Secretary – GerryLynn Haak- Connected through ZOOM

Members Present

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

Members excused- Iris Altreche

Others Present

Mike Cheblowski, Chief Homeland Security
Attorney Richard Henry- Connected through ZOOM
Rachel Alfredson, Office Administrator
Britney Mirra, Controller

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

MOTION: by Vinny D’Eusanio to accept the December 5th, 2020 minutes with the corrections.

Second: Patricia Carey

Vote: All others in favor

Property Owners Time:

Property owner asked if there are any plans for the summer as of yet.

Thomas Miller- We will stick to what we did last year and keep precautions we had in place last year. Under the circumstances, I think we should wait until we are closer to the season to discuss putting any guest restrictions into place.

Michele Murphy- We should keep the tables and tents available so everyone can enjoy the social aspect of the clubhouse safely. I think a lot of people enjoyed being able to sit out there with their family.

Office Administrator's report:

Rachel Alfredson-

- Working on building our quality inventory of lots to increase our dues income by working with maintenance on their cleanup list, working with the tax office to negotiate lots, and working with Weichert realty on getting newly acquired lots up for sale.
- Working with Richard Henry and the Treasurer on what we can do to continue our collections efforts. We were successful in our first-round last year (progress graphs provided) so we would like to move forward with another round this year.
- Working with Bill Owens' office on our 2020 audit. We finished pulling and reporting on everything needed last week. They were scheduled to come yesterday to go through the files but due to the snow they will be coming next week. They expect to have the audit draft completed in time for the March meeting.
- In talks with our utility vendors to negotiate pricing and consolidate any companies where we have multiple accounts (i.e., electric, Wi-Fi). So far, our accounts with PPL electric are synced and we're waiting for approval from Blue ridge so we can cut down on cutting multiple checks in the same month to the same vendor.
- Our AM Skier insurance policy renewed on Feb 1, 2021. Our AM Skier rep shopped our policies around but found that staying with our existing plans was the best way to go. (Philadelphia Insurance co)
- Considering new contracts for both payroll and our office software system. We believe these transitions will make us more efficient and make us better able to serve the Board and community with cleaner, clearer ways to process and report on information.
- While working with a new property owner and the Township, it's come to our attention that our restrictive covenants have not been renewed/refiled since July 8, 1997. This was confirmed with the recorder of deed's office.
- 4 emails from property owners were received and a few requests over the phone to offer a zoom connection for property owners to attend or at least observe Board meetings. What are your thoughts?

Board/Attorney Henry: ZOOM is not an option for us due to the sensitivity of some of the information that is discussed during a Board meeting. Going to ZOOM opens Trails End up to liabilities and if people want to send questions or comments via email prior to the meeting to be presented to the Board during property owner time they are welcome to do so.

Treasurer's Report

Vincent D'Eusano, Treasurer –

- We have collected 56% percent of current dues, 88% of 2020 dues, and 94% of 2019 dues.
- As far as the full/quarter breakdown we're at 43% of full dues lots and 44% of quarter dues paying lots for 2021.

- After speaking with our accountant, it was recommended we look into having a reserve study done. We will get a few quotes and see if it makes sense to budget for it.

MOTION: by Lori-Ann Kinney Bush to pay the bills **Second:** Jo-Ann, **Vote:** All others in favor

Security

Chief Mike, Homeland Security-

- Since last meeting we've had 4 citations, two speeding, a disorderly, and one tempering with/circumventing of electric.
- 2 screened in porches collapsed, one gazebo fell. The property owners were notified
- For end of year totals, we had 95 citations and 139 incident reports. We had 55,398 barcode accesses through the outside gate and 20,612 passes through the inside gate.

Legal Report

Richard Henry –

- Working with your office on going forward with collections.

Rules Enforcement Committee

Bob Personette-

- Nothing at this time

Concession/Bar

Jo-Ann Pollack-

- Nothing at this time

Recreation

GerryLynn Haak-

- Nothing at this time

Entertainment

Michele Murphy- Started booking for this season and we're just going to do what we did last year and book it and any changes we'll have to play it by ear.

Sewer

Bob Personette- We need new racks for the UV lights in the sewer plant. Discussing with maintenance what we need to do to replace them.

Maintenance

Thomas Miller – Maintenance has been plowing doing a great job of staying on top of the snow we've been getting. We have a lot of pot holes to fix just like every year but there can't be any digging until Spring when the ground isn't frozen. Once weather allows, we'll be replacing old sewer and water lines as needed. Next meeting we'll be discussing the upgrading of our electric.

Land Use

Lori-Ann Kinney Bush- Nothing at this time

By-Laws

Patricia Carey- We need to set aside time next meeting to discuss the updates. After going through the updates we had been working on we'll pick a section and start the discussion next meeting.

Contracts

Vincent D'Eusanio- Going back to quarterly audits; it would save the office a lot of time and it would make it easier for our accounting team at the end of the year.

Old business- The Personnel policy still needs to be updated. The Board and the office will work on it.

New business- Designation of 2021 committee heads:

Rule enforcement- Robert Personette, second will be Kevin Dille

Concession/Bar- Jo-Anne Pollack, second will be GerryLynn Haak

Recreation- GerryLynn Haak, second will be Patricia Carey

Entertainment- Michele Murphy, Second will be Jo-Ann Pollack

Sewer- Robert Personette, second will be Thomas Miller

Maintenance- Thomas Miller, second will be Jo-Ann Pollack

Land Use- Vincent D'Eusanio, second will be Lori-Ann Kinney Bush

Bylaws- Lori-Ann Kinney Bush, second will be Patricia Carey

Contracts- Lori-Ann Kinney Bush, second will be Kevin Dille

Security- Iris Altreche, second will be Patricia Carey

Break for executive session

MOTION: by Jo-Ann Pollack to:

Adopt a resolution to add Vinny D'Eusanio as an authorized signer to all Shohola Falls Trails End Property Owners Association's bank accounts.

Adopt a resolution to add Vinny D'Eusanio as an authorized signer to all Trails End Land Company, Inc. bank accounts.

Second: Lori-Ann Kinney Bush, **Vote:** All others in favor

MOTION: by Michele Murphy to close the meeting. **Second:** Jo-Ann Pollack **Vote:** All in favor.

Respectfully submitted,

Rachel Alfredson

