

**April 24<sup>th</sup> 2021**

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting in the Club house on Saturday, April 24<sup>th</sup>, 2021 at 9:00a.m.

**ROLL CALL:**

**Officers Present**

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

**Members Present**

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

**Members excused-** Iris Altreche

**Others Present**

Rachel Alfredson, Office Administrator  
Mike Cheblowski, Chief Homeland Security  
Richard Henry, Attorney  
George McCormick, Community Manager

President Miller called the meeting to order at 9:00 a.m.

**Property Owners Time:**

Property owner asked what days the dump is currently scheduled to be open. President Miller confirmed that the site is currently open on Wednesdays, Saturdays and Sundays.

Property owner asked about plans for the summer. Right now, same as last year. Conditions appear to be improving. Going forward plans to open are moving along state recommended guidelines to ensure safe access. Crowd size restrictions are determined by local, state and federal authorities. Going week by week, month by month.

Property owner (lot 4315) requested maintenance touch up the bocce court and paint horseshoe stakes bright, easily identifiable colors to help people see them at night. President Miller reminded everyone that a spring clean-up will be completed at the sports complex

Property owner suggested more road reflectors be installed. Was noted that reflectors would be damaged by snow plows in the winter

Corrections for February minutes noted. March minutes reviewed.

**MOTION:** by Kevin Dille to accept the February 20<sup>th</sup>, 2021 minutes with the corrections

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

**MOTION:** by Kevin Dille to accept March 21<sup>st</sup>, 2021 minutes with the corrections

**Second:** Michelle Murphy **Abstain:** GerryLynn Haak **Vote:** All others in favor

### **Office Administrator's report:**

Rachel Alfredson-

- Spring mailing has been sent out as of the week of April 19<sup>th</sup>, 2021
- We will be receiving a credit from our worker's comp provider. Amount of refund to be reviewed
- We are waiting for a quote on the UV light rack at the sewer. Bob Personette said we currently have enough caps for this season but need more for our inventory. With an outdated system, we need to plan ahead to have replacements on hand

### **Security**

Chief Mike, Homeland Security-

- 2 citations from December, nothing since
- Reminder that there is still a burn ban in effect, verbal warnings have been issued to a few violators
- Radar guns have been calibrated and are in use
- Security is monitoring a series of green space violations along one stretch of lots. Property owners are being contacted to remind them to not intrude on the space and remove any items left there
- More speed limit signs have been posted

### **Legal Report**

Rich Henry-

- Transactions are continuing with Weichert Realtors

### **Treasurer's Report**

Vincent D'Eusano, Treasurer –

- We have collected 75% percent of current dues, 89% of 2020 dues, and 94% of 2019 dues.
- As far as the full/quarter breakdown we are at 58% of full dues lots and 69% of quarter dues paying lots for 2021.
- Cash accounts, general ledger and adjusted owner accounts look good
- Need a reconciliation form to help track credit card purchases. Receipts must be attached

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

### **Rules Enforcement Committee**

Bob Personette-

- Meeting tentatively set for June 5<sup>th</sup>

## **Concession/Bar**

Jo-Ann Pollack-

- Would like to open sooner than in past years due to limited operations in 2020 caused by Covid restrictions. Weekends throughout June
- Staff is needed
- Lawn needs to be prepared. Prep (4) tents to be set up; start with 2 on pavement first
- Attorney Henry asked about getting the liquor license out of safe keeping

## **Recreation**

GerryLynn Haak-

- Seasonal event calendar was sent to the office
- Better coordination is expected between Recreation and Entertainment to help prevent schedule conflicts and provide support for each area

## **Entertainment**

Michele Murphy-

- Bands are booked
- Times for the Car Show on July 3<sup>rd</sup> changed to start at 12 (noon) pm
- Multicultural Salsa night on July 10<sup>th</sup>

## **Sewer**

Bob Personette-

- Waiting on UV supplier for price and installation date.
- Clint found two CAPs needed to extend the life of the current rack thru the season. We should be ok

## **Maintenance**

Thomas Miller

- New trucks are not to be used on salted roads
- Well pump upgrade needed at one station
- Lawn maintenance at the sports complex to prepare for the summer season. Weed play areas and power wash sports complex
- Port a potty to be ordered and used at sports complex until plans are completed for a small comfort station
- Comfort stations to be open by the weekend of May 1<sup>st</sup>
- Property owner to lead a volunteer beautification group
- Would like to have a small crew of recreation maintenance staff for event set up and break down

## **Land Use**

Lori-Ann Kinney Bush

- 6 land use violations noted

## **Contracts**

Kevin Dille

- Electric contract coming up in May. Looking for new terms. Will discuss with broker
- Would like a standard form for tax sale lots

- Maintenance contract equipment services was signed

Break for executive session

**MOTION:** by Kevin Dille to accept the terms discussed in executive session. **Second:** Bob Personette **Vote:** All in favor

**By-Laws**

Patricia Carey

Items to be researched, then discussed at May BOD meeting

- Discontinue vote by proxy. Majority in favor
- Emergency meeting called “within 24 hours” to change to “within 48 hours”. All in favor
- Eliminate vote by phone. Majority in favor

Lori Bush

Swim league wants to run this year. Waiting for updates about the summer plans

**MOTION:** by GerryLynn Haak to close the meeting. **Second:** Kevin Dille **Vote:** All in favor

Respectfully submitted,

George McCormick  
Community Manager