

**June 12<sup>th</sup> 2021**

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting in the Club house on Saturday, June 12<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**

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

**Members Excused**

Patricia Carey

**Others Present**

Mike Cheblowski, Chief Homeland Security  
Richard Henry, Attorney  
George McCormick, Community Manager

President Miller called the meeting to order at 9:10 a.m.

**MOTION:** by Kevin Dille to accept the minutes from the May Board of Directors meeting **SECOND:** by JoAnn Pollack **ABSENT:** Patricia Carey **VOTE:** All others in favor

**Property Owners Time:**

New Property Owner inquired about filing complaints on neighboring lot. Land use procedures were reviewed.

Property Owner suggested maintenance repaint the old speed bumps to make them easier for drivers to see, especially at night

Property Owner thanked the Association for having the pools open early this year. President Miller stated that historically the pools in Trails End have not opened prior to the last week of June. Local schools go into summer vacation around this time and staff becomes more readily available. Last year (2020), was an exception with many Property Owners on site earlier since children were out of school due to covid restrictions and quarantine.

Property Owner asked if the grandfather provision is still effective, if the PO was originally out of compliance years before new rules were put into use. Attorney Henry stated that if the PO was out of compliance for enough time to qualify as being grandfathered and the association did not enforce compliance throughout that entire period of time, the courts would still consider that a grandfather exemption.

Property Owner inquired about the community's plan for paving roads. President Miller explained that paving all of the roads in the community is not cost effective and could slow down maintenance from getting other work done because of having to dig up roads

Property Owner asked if they should shut down power whenever they leave their lots later in the season. President Miller answered that it is recommended to turn off power and water when leaving the property

### **Manager's Report**

George McCormick, Community Manager

- Crowd restrictions have been lifted by the state. Mask mandate will be lifted as of June 28<sup>th</sup>
- Payment plans status: 6 lots paid in full, 20 lots still making payments, 2 lots with non-payment
- Inventory of lots. While complying land use report, we found 3 lots that have been vacant for over 10 years. Additionally, security provided the office with a map of apparent vacated lots. We will look into the status of these lots
- Kode Electric still has not provided a quote for the electric down at the sewer
- 2 separate vans in the Philly area sold out while trying to draft forms with the banks. Found a van in Scarsdale NY. Just over 2,500 miles on it. Available for \$49,000
- Gypsy moth spraying happened last week
- Applications on the website are now fillable and can be submitted online via email
- LT noted after an incident over Memorial Day weekend, many of the public spaces (i.e. the sports complex, ballfield, etc.) do NOT have 911 signs. Should post these numbers for EMS reference. Dale is working on getting the signs for us to post
- Interest in a 5K on August 14<sup>th</sup>

### **Security**

Chief Mike, Homeland Security

- 12 incident reports, 8 speeding violations, 1 non-household items in compactor
- Memorial Day weekend; Friday bar was closed due to storms, Saturday and Sunday the bar was open
- Security is monitor gate access numbers for the holiday weekends and comparing to 2019 and 2020, to help track the amount of traffic Trails End is experiencing
- Citation numbers are down; especially speeding violations, possibly due to additional signage
- Missing cat reported. Property Owner requested security to not chase the cat but just to let them know when it has been spotted. President Miller discussed a local volunteer who has been actively performing a trap, neuter and release program that has significantly reduced the stray cat population. We have interest in doing some fundraising to help support this program

## Legal Report

Rich Henry

- Provided a list of marketable lots that Trails End should consider
- Suggested that parcels of land for community use, i.e. the guard house and the Weichert office, should be transferred from the Land Company to the TEPOA for taxing purposes

Property Owner inquired if Trails End has a recycling site or program. President Miller stated that in years past when recycling was set up, the pick-up of recycled items was not timely or reliable. This created problems with animals getting into the bins and removing items. Additionally, recycled items were being mixed in with the trash pick-up and not being properly discarded

## Treasurer's Report

Vincent D'Eusano, Treasurer

- 91% of lots paid in full, 85% of ¼ lots paid. Uptick likely from the May 31<sup>st</sup> deadline and the new TOPS accounting system populates the numbers faster and better
- 91% of past dues from 2020 and 94% of 2019 collected
- Quarterly audit will start at the end of the month
- Petty cash number changed due to reflect an even number to track easier
- Reset our coin exchange
- Collection notices are going out
- Inventory is zero
- Resetting CD's with Dime and Citizen Savings before July meeting. Interest rates are virtually the same, we will continue with the same banks to maintain continuity. One CD is on a 5 year maturation.

**MOTION:** by JoAnn Pollack to pay the bills **Second:** GerryLynn Haak **ABSENT:** Patricia Carey **Vote:** All others in favor

President Miller instructed that maintenance and amenity staff to maintain high sanitation levels that were in place in 2020. Public spaces, i.e. comfort stations, rest rooms, sports complex, game room, etc., are to be cleaned multiple, 3 or 4, times per day.

Discussion of a new bath house for the Sports Complex have restarted. Cost of construction materials is currently high. Project could be delayed if cost becomes a concern. Port a potties are sufficiently, currently

Property owner, John McDougal, that helped with some property beautification was acknowledged and thanked

10:48 am Recess

11:15 am Return to session

## Rules Enforcement Committee

Bob Personette

- June 5<sup>th</sup> meeting had 11 possible appointments. Only 4 scheduled and attended.

- Currently, 6 grievances are remaining. Committee set Saturday, July 10<sup>th</sup>. For those that missed the June meeting, this will be their last opportunity to attend Grievance about their current concerns
- Grievance is a courtesy, meetings should be attended when scheduled
- Packets for Grievance committee members will be set going forward

### **Concession/Bar**

Jo-Ann Pollack

- Memorial Day concession report not available due to the holiday falling on the last day of the month
- Scheduling throughout May is challenging with many staff members not available to work until the summer

### **Recreation**

Maureen Miller, Recreation Director

- Calendar will be available by July 1<sup>st</sup>
- Bus fees are high
- Looking into trips, i.e. Hudson River, Legoland, etc.
- Ticket fees for off-site attractions are higher than in years past
- Bethel Woods concert trip is set for August 28<sup>th</sup>. The band is Old Dominion

The Board of Directors thanked Maureen Miller for her 27 years of service, especially with running Recreation

### **Entertainment**

Michele Murphy-

- Neil Diamond impersonator has cancelled. The DJ is still booked
- Still looking for a replacement act

### **Sewer**

Bob Personette-

- Sewer is ready for the season
- Spare caps are on hand for the UV light
- Server issues are being worked on. We will be looking into the cost of a back-up system
- William, the apprentice, will be taking his operator exam on June 23<sup>rd</sup>

### **Maintenance**

Thomas Miller

- Speeds installed
- Property is prepared for the season
- Road work continues after all of the rain
- Event set up is ready

## Land Use

Vincent D'Eusanio

- Five first violation letters issued
- One stop work notice
- One second letter
- One on lock out
- Pallets cannot be used as construction material.

President Miller stated that property owners need to verify projects with the Administration Office to ensure proper materials are being used, plans are authorized and permits are issued, as needed.

## Contracts

Kevin Dille

- Electric contract, nothing still

10:17 a.m. Recess

10:40 a.m. Break for executive session

**MOTION:** by GerryLynn Haak to accept the terms discussed in executive session regarding ¼ dues lot without sewer and power **Second:** Kevin Dille **ABSENT:** Patricia Carey **Vote:** All others in favor

President Miller stated, as per the Board decision, the indoor use of the Clubhouse will remain closed with exclusive access to the rest rooms until the next meeting. Additionally, events/programs are currently planned to use outdoor space, including the bar and entertainment. If weather or other issues arise, the entertainment would have to be cancelled. The fitness center will be open, with users signing a release including a covid notice

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

Meeting adjourned at 11:30 a.m.

Respectfully submitted,

George McCormick  
Community Manager