

July 17th 2021

Shohola Falls Trails End Property Owners Association held a Board of Directors meeting in the Club House on Saturday, July 17th, 2021 at 9:00a.m.

ROLL CALL:

Officers Present

President – Thomas Miller

Vice President – Jo-Ann Pollack

Secretary – GerryLynn Haak

Members Present

Iris Altreche

Lori-Ann Kinney Bush

Patricia Carey

Kevin Dille

Michele Murphy

Robert Personette

Members Excused

Treasurer – Vincent D'Eusanio

Others Present

Mike Cheblowski, Chief Homeland Security

Richard Henry, Attorney

George McCormick, Property Manager

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

Property Owners Time:

Property Owner asked about 1/4 dues lots becoming full dues lots, suggested that the BOD consider making them 1/3 dues lots if an increase is needed. President Miller answered that with more people purchasing additional lots, the dues for single lots increases more because 1/4 lots do not cover the same expenses. Additional lots should pay the same to prevent potential increases to the regular annual dues. For property owners that currently have a 1/4 dues lot, those will remain 1/4 dues until they are sold. President Miller and Vice President Pollack reminded property owners that they are welcomed to join the conversation at the annual budget meetings.

Property Owner asked for the fee amount for open fire violations. Suggested that the fine be raised significantly from \$50. President Miller clarified that the fire violation is set at \$50, and if the fire presents a clear danger, an additional charge for reckless endangerment carries a \$500 fine

Property Owner asked for clarity regarding tree removal guidelines. President Miller answered that any tree with a trunk less than 3 inches thick does not require a permit.

Property Owner stated that they have seen children riding in the bed of a pick-up truck. President Miller answered that according to PA law, adults are allowed to ride in the back of a truck but not children.

Property Owner asked about the opening of the Clubhouse. The BOD will discuss and make a decision. The liquor license for the bar requires that bar staff be able to see their patrons. Therefore, the bar cannot operate both inside and outside at the same time.

Property Owner stated that she had issues with a neighboring lot with overgrown trees reaching onto her lot. Attorney Henry asked if she had approached her neighbor. If the tree has an offensive limb, then she can take it down, as long as she gives notice to the neighbor.

Property Owner inquired about the Association purchasing a van. President Miller answered that due to slowed production and higher demands, dealerships have virtually no stock of commercial vans. Rental prices are currently real high, as well. We will be looking to locate a van to purchase in the fall.

Property Owner inquired about balls in the pool. President Miller stated that no balls are allowed to be thrown around the pools, unless it's a monitored, Recreation sponsored event

Property Owner thanked the BOD for keeping things running, even in limited capacity, last year. President Miller answered that along the same thinking, an abundance of caution will be used in deciding how to reopen facilities

Property Owner requested additional speed bumps along Shohola Parkway South to slow speed violators

Property Owner suggested more signs to encourage drivers to slow down. Chief Cheblowski will have additional signs put out

Property Owner asked about run off creating potholes. President Miller said Maintenance will continue to work on treating potholes

MOTION: by Jo-Ann Pollack to accept the minutes from the June Board of Directors meeting **SECOND:** by GerryLynn Haak **ABSENT:** Vincent D'Eusanio **ABSTAIN:** Patricia Carey **VOTE:** All others in favor

Manager's Report

George McCormick, Property Manager

- The Administration Office has a staff opening. Interviews set for next week
- The updated TOPS accounting system has additional tools to help us track payment plans, work orders and permit processing. The office will look into the best ways we can use these tools
- 29 payment plans: 8 paid in full, 14 on time, 5 are ahead of schedule and 2 are behind
- Informed that a property owner passed away in 2020. Her son, who is settling her affairs, recently discovered she still had TE lot that was several years back in dues. May want to meet with the BOD about settling debt or even possibly deed back
- Property Owner returned for the summer and found the back of her breaker dislodged and no power in trailer. Breaker is fixed. Asking if she can be compensated for spoiled food in fridge
- Members are inquiring about Clubhouse status, and would like entertainment moved indoors, if possible
- Member requested making meetings available to watch via Zoom
- Working with BOD members are revisions to the personnel policy

Security

Chief Mike, Homeland Security

- Increase in barcode and gate access for the summer
- Citations issued for propane violations, electric tampering, failure to control pets
- Golf cart fire
- 6 medical calls made in the past month
- Monitoring the bar atmosphere, may be becoming too relaxed. Will continue to watch

President Miller stated that pallets are not authorized material for building structures in Trails End

President Miller stated that short term rentals are not allowed in Trails End. All rentals must be reported to the Association Office with identification to show who is on property

Legal Report

Rich Henry

- Working with the township about moving some properties out of green area status
- Processing a couple of deed backs

President Miller stated the financials are strong. Funds are set aside for the upcoming infrastructure projects

Swells were in the front of each property. Filling them in was acceptable, as long as proper pipes were installed to help with storm water flow. Some lots are being filled in all the way out the edge without property drainage pipes. Swells will need to be reset

MOTION: by GerryLynn Haak to pay the bills **Second:** Jo-Ann Pollack **ABSENT:** Vincent D'Eusanio
Vote: All others in favor

Rules Enforcement Committee

Bob Personette

- Met in July, committee cleared their docket
- Less grievances are being requested

Concession/Bar

Jo-Ann Pollack

- Purchases were \$12,735.80, income was \$8,366.82
- Bar purchases were \$3,174.72, income was \$3,471.00
- Short staffed in the kitchen and at the counter

Recreation

GerryLynn Haak

- Looking for volunteers
- Trips are booked. Hudson River trip, casino bus trip, Dorney Park and Bethel Woods concert

Entertainment

Michele Murphy-

- Until Sunrise will be performing on Saturday, July 17th
- Sunset Sounds band on July 24th
- Weekend entertainment with bands and DJs will continue through Columbus Day

Sewer

Bob Personette-

- Plant is running fine

Maintenance

Thomas Miller

- Crew is a good group running around taking care of work orders

Land Use

Lori-Ann Kinney Bush

- Five first letters, five second letters, two complied and one on lock out

Contracts

Kevin Dille

- Bus trip contracts
- Waiting for an electric contract

President Miller reviewed the BOD decision from the June meeting about reopening the Clubhouse with concerns about Covid cases still lingering. BOD and property owners openly discussed. Enforcing a mask mandate is difficult.

Property Owners voiced interest in opening the Clubhouse for concession and keeping entertainment outdoors. Too challenging to operate both indoors and outdoors at the same time. Weather can cause problems for entertainment if we are exclusively outdoors. Indoors would be overcrowded if entertainment is moved indoors. In the terms of safety, minimizing indoor crowds should be a priority. Property Owners and the BOD reached a consensus with ordering outside at the windows; and allowing people to choose to come indoors, if they want.

Property Owner stated that equipment in the gym is worn down and aged. President Miller stated that new equipment would need to be budgeted.

Iris Altreche thanked for all who helped and attended the Multicultural Night

Property Owner asked about the new mailboxes and when they will become available. George McCormick answered that we are still waiting on the Postmaster General to approved the mailbox locks and send Trails End the keys

Property Owner asked about cleaning schedules for sanitizing the comfort stations.

10:15 a.m. Recess

10:40 a.m. Break for executive session

MOTION: by Michele Murphy to close the meeting. **Second:** Patricia Carey **ABSENT:** Vincent D'Eusanio

Vote: All others in favor

Meeting adjourned at 11:25 a.m.

Respectfully submitted,

George McCormick
Community Manager