

**July 20, 2019**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Boardroom on Saturday, July 20, 2019 at 9:00a.m.

**ROLL CALL**

**ROLL CALL:**

**Officers Present**

President – Thomas Miller

Vice President – Jo-Ann Pollack

Treasurer – Lori Ann Bush

**Members Present**

Iris Altreche

Vinny D'Eusano Jr.

Patricia Carey

Secretary- GerryLynn Haak

Robert Personette

**Members Excused**

Michele Murphy

**Others Present**

Chief, Michael Chlebowski, Homeland Security

Rachel Korenstein, Office Administrator

Dale Snyder, Maintenance Supervisor

Richard Henry- Attorney

President Miller called the meeting to order at 9:00a.m. Called for a motion to approve the June 2019 minutes with discussed corrections.

**MOTION:** by Lori-Ann Bush to accept the June minutes. **Second:** Iris Altreche

**Vote:** All others in favor

**Property Owners time –**

Property owner wanted to thank the maintenance crew for getting their electric back up and running as well as placing a speed bump in front of their lot. The also brought their concerns of Chennango Drive being a “dust storm” to the board. President, Thomas Miller stated that he will look into a solution to fix the issue for now such as, modifier. This will also help the pot hole that keeps appearing on the road. Mr. Miller stated that our maintenance department is aware of the road situation and will be addressing the

issues on the roads as they arise. Mr. Miller stated that there is a long- term goal to fix the roads, once the infrastructure is restored.

In regards to the recent fire, property owner suggested to have Siamese connections installed on the sides of comfort stations to help with future fires. Mr. Miller stated that our wells are not able to keep up with the water and can damage our water system. Mr. Miller also stated that he is going to look into a dry hydrant from the pond to use as a fill station. He also stated that he will look into using a retention ponds to collect water. Another property owner mentioned his concern for having a Trails End fire department. Mr. Miller stated that they have looked into it and discussed it in the past but Trails End is not allowed to have their own fire department. He also mentioned that Shohola Township cannot have a substation because they do not have enough main power or means to have one.

Property owners stated that they received a violation for having a cement fireplace. They stated that their contractor built it to be safe. Thomas Miller explained that it states in the *Shohola Zoning Ordinances* as well as the *restrictive covenants*, that permanent structures are not permitted.

Property owner would like the swim lanes to be changed to Monday- Friday instead of Monday- Thursday. Thomas Miller stated that the board will address the changes in the executive meeting. The property owner also mentioned the lighting to the clubhouse stairs was not sufficient. Thomas Miller stated that he will address that immediately.

Property owner voiced concerns for persons being charged for not having a clean lot. They stated that it would not be right for people to be charged if they are unable to clean their lot. Mr. Miller reassured that at this time it is not on the Board's agenda to charge people for unkept lots. The same property owner made mention that they would not be okay if the board allowed ATVs in the community. Mr. Miller stated that ATVs will not be allowed in Trails End. The property owner also mentioned the "zombie" lots and how Trails End goes about clearing them up. Mr. Miller stated that Trails End budgets twenty thousand dollars a year to clean up abandoned lots and that there is a process to go along with it. He also stated that we have a list, currently of lots to be demoed that go in priority. Thomas Miller suggested that if anyone has any concerns with lots that look abandoned, or have safety issues, to fill out a complaint form at the office. Maintenance is doing the best they can to take care of the issue without having the dues higher. Thomas Miller also stated that Trails End is in the state of rebirth and regrowth which will take time and patience.

Property owner wanted to thank the office for the communication with an electrical issue. They were also concerned with the lot that had burnt down. They wanted to know what was being done to clean up the lot. They were also looking for a fire marshal report. Thomas Miller stated that the report only goes to the property owner and not to Trails End. He also suggested for everyone to obtain insurance on their property as well as trailer to help situations like this move along faster.

In addition to the concern to the lot that burnt down, another property owner suggested he would like to volunteer and help clean up the lot. He asked if they were able to use the dump at Trails End. Mr. Miller stated that the dump could not be used to dispose of a burnt down trailer however, he can give information for a container to help dispose of the debris. Mr. Miller stated that it was not part of the Board's scope of work to clean up old trailers, however as a community it would be very generous to help those effected.

Property owner brought a concern they saw on Facebook of a man who walked into someone's trailer. This particular property owner was concerned for their safety and the safety of the community. They asked if something were to happen if Trails End would notify the property owners. Chief Chlebowski stated that this was an isolated incident and it was not something that needed to notify all property owners. Thomas Miller stated that if there was any type of danger to Trails End, he would personally notify all property owners.

Property owner stated that lights do not work at comfort station 6. Thomas Miller stated he will have that addressed with maintenance. The property owner also stated that the custodial staff does a great job at cleaning the comfort stations.

Property owner asked if Trails End was going to have a bulk pick up this year. Rachel Korenstein stated that we currently have sign- up sheets in the office for August 10-11<sup>th</sup>, 2019. Thomas Miller stated that it will be mentioned in the happenings.

A property owner stated that a ball game he signed up for was not in the happenings and was unsure of the new format. Thomas Miller stated that the new format was something that was in the works for years and it finally got done. This new format makes it easier to read, and easier for people to plan their vacation around events. Mr. Miller stated, if there is something to be added to the happenings to stop by the office and once it is verified, it can be added.

A property owner asked if the New Year's Eve party will be planned this year. Thomas Miller stated that it was agreed to do it every other year. He also stated that it was not a Trails End planned event; it is organized by volunteers. Secretary, GerryLynn stated that if something were to be planned, they will notify the property owners.

Property owner addressed his concerns with children being rowdy at the pool. He also wanted to change the hours to the sports complex to be closed earlier. Mr. Miller stated that this was a family-oriented community and he would like it to be a place where children can learn and grow. The sports complex hours are beneficial for children to stay out of trouble.

A property owner stated that the lifeguards are underappreciated and thinks they do a wonderful job. He also mentioned that the slide needs to be manned separately as it is hard for the lifeguards to watch the pool and the slide. Thomas Miller stated that they will discuss the manning of the slide during the executive session.

Property owner would like to have a fence installed by the volley ball courts to keep it safer. Thomas Miller stated that the fence will be addressed.

Property owner stated that he thinks there should be an Employee Appreciation Day and he would like to volunteer his time. Thomas Miller stated that he already planned to have one by the end of the season.

Property owner stated that they would like a tennis court added to Trails End. Mr. Miller stated that there wasn't room for one, as it has been suggested in the past. He also stated that it requires a lot of maintenance.

Property owner asked if there were any planned capital improvements scheduled for this year. Thomas Miller stated that they are planning to put a small comfort station by the sports complex to make it assessable for those participating in sports. They have added a cover on top of the treatment plant and is also an ongoing project.

Property owner asked if the electrical work was done by maintenance or a contractor. Mr. Miller stated that the electrical work was done mostly by maintenance and if need be, we use a contractor. On the same topic, another property owner asked if the contractors are supervised when doing work for Trails End. Mr. Miller stated that they were supervised by maintenance.

Property owner asked if it was possible to put in a dog run and or dog park in the community. Mr. Miller stated that that will not be addressed at this time as it is a big liability.

Property owner stated that they would like the fitness center hours to be open longer when the bar was not open. Mr. Miller stated that the board will address the fitness center hours in the executive session.

Property owner asked if we can implement a text notification program for and recreation/ event updates.

### **Security**

Chief, Michael Chlebowski, Homeland Security

- 2984 accesses last month which is up from 2800 in June of last year
- 871 guest passes which is a new record for June
- 7 citations
- 2 Land use violations

### **Legal Report**

We have a pending court date tomorrow, we have one lot up for deed back, and 4 lots are working on being served.

### **Treasurer's Report**

Lori Ann Bush, Treasurer –

- 90 % 2019 dues collected
- 47 % of prior dues collected
- Asked for a motion to pay the bills

**MOTION:** by GerryLynn Haak to pay the bills. **Second:** Patricia Carey **VOTE:** All in favor

### **Committee Reports**

#### **Rules Enforcement Committee**

Meeting scheduled for tomorrow; we have 8 people scheduled to grieve

### Concession/Bar

Everything is going well; we have had great turnouts. All the new specials are going over great.

### Entertainment

Iris Altreche- Wanted to thank all that came to multicultural / salsa night. It was a good turnout, they raised \$460.00. \$230.00 went to the winner and the other \$230.00 was donated to PASS (Pike Autism Support Services)

### Sewer / Maintenance

Robert Personette – Mentioned that our goal is to fix the infrastructure such as water, sewer, and electric. He also mentioned that it takes a lot to fix but we are working on it.

### Land Use

Iris Altreche- Currently, there are 2 violations with 2 trailers on the lot, 2 firepit violations, 1 lot in violation for having a lot in disarray, 1 golf cart violation, and 1 carport violation.

### By-Laws

Nothing commented about By-laws

### Contracts

No Contracts to discuss at this time

### New business

No new business at this time.

### **Break for Executive Session**

**MOTION:** by GerryLynn Haak to close the meeting. **Second:** Iris Altreche **VOTE:** All in favor

*Respectfully submitted,*

*Rachel Korenstein*