

September 21, 2019

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Boardroom on Saturday, September 21, 2019 at 9:00a.m.

ROLL CALL

ROLL CALL:

Officers Present

President – Thomas Miller
Vice President – Jo-Ann Pollack
Treasurer – Lori- Ann Kinney- Bush
Secretary- GerryLynn Haak

Members Present

Iris Altreche
Patricia Carey
Robert Personette
Michele Murphy

Members Excused

Vinny D'Eusanio Jr.

Others Present

Chief, Michael Chlebowski, Homeland Security
Rachel Korenstein, Office Administrator
Richard Henry- Attorney
Bill Owens- Auditor and Accountant

President Miller called the meeting to order at 9:00am. Called for a motion to approve the August 2019 minutes.

MOTION: by Patricia Carey to accept the August 2019 minutes. **Second:** Jo-Ann Pollack

Vote: All others in favor

Property Owners time –

Property owner of lot number 1001 thanked the board for all of their hard work as well as everyone involved in making 2019 the best season ever.

Property owner of lot number 3415 was concerned that they went to use the dump on a day that it was supposed to be open and it was closed. He went a half hour later, and noticed a contractor had a key and was using the dump. He was concerned with contractors having a key to our dumps. President, Thomas Miller stated, "contractors sign up for the keys at the gate house in order to use the dumps. They have insurance, which is why we allow them to use the dump on their own. We also have cameras in place.

Four years ago, when we had issues with fires, it was suggested that contractors use the dump for dumping debris in order to prevent further fires. If we leave the dump unattended, people throw away the wrong things.” Property owner complimented the dump attendant and said was very attentive and helpful.

Suggestions were read:

- Volleyball fence/barrier- we added a barrier this season
- Would like to add a bench on the other side of the field by the volleyball net- the board will look into this for next season
- Add more mailboxes- the board will discuss adding more mailboxes
- it was suggested to patrol more for lighting violations as it wastes electricity, if no one is home- during the off- season, security will patrol more as it is easier to notice lighting violations
- someone suggested to clean the bathrooms in the clubhouse more often as well as clean the stall doors- this will be addressed
- someone mentioned to keep up the great work
- would like to add paper towel dispensers and hand dryers in the bathrooms- the board will look into adding more hand dryers
- Someone suggested a golf cart- bar crawl
- Would like Asian specials at concession
- would like cameras in the clubhouse parking lot- there are cameras in the parking lot, report issues to security if needed.
- Someone suggested a dog park- we cannot have a dog park for liability reasons
- would like to have full zip up Trails End hoodies- we will look into getting some in stock
- Consider a small laundry room- we cannot do it, as our sewage system cannot handle it.
- would like the employees to have name tags- the office will look into name plates for the desks
- Some one also suggested to add another DJ, DJ Chuckie for next season- the board will discuss adding him for next year.

Auditor’s Report

Bill Owens

- We have a good surplus; we are in a good financial position.
- Since implementing quarterly audits last year, accounting issues have improved
- We have over a half a million in the reserve fund
- Overall, we had a good report

Security

Chief, Michael Chlebowski, Homeland Security

We have had a busy Labor Day weekend (between the 30th- 2nd)

- We had 6 medical emergencies
- 8- traffic violations
- 4 land use violations
- 1 disorderly conduct
- 3 reckless endangerments
- 2 illegal dumping
- 1 noise complaint
- We had over 2,000 barcode accesses

- Over 1,200 guest passes

Legal Report

Attorney Henry advised of updates on dues suits and current closings. There is a hearing on Thursday, September 26, 2019 for a current due suit.

Treasurer's Report

Lori Ann Kinney- Bush

- We are doing well
- Asked for a motion to pay the bills

MOTION: by Jo-Ann to pay the bills. **Second:** Michele **VOTE:** All in favor

Committee Reports

Rules Enforcement Committee

Meeting scheduled for tomorrow September 22, 2019 we have 6 people grieving. This has been a record year, of 31 grieving this season in total.

Concession/Bar

Jo-Ann Pollack

- Concession and bar are to be open until Columbus Day. The hours were discussed, and will be added to the happenings.

Entertainment

Michele Murphy

- We will be having a Halloween party on October 12 at 1:00pm for children 3-12 years of age. There will be trunk or treating to follow as well as a daytime hayride. The evening party will be held at 7:00 pm in the clubhouse all are welcome. There will be a haunted hayride at 9:00 pm leaving from the clubhouse. DJ One Way sounds will be playing on October 12 for both Halloween parties and DJ Hot Traxx will be playing on Sunday October 13 from 8:00pm-1:00am.
- We are happy with the new bands we had this season. We are looking to book the Blue Meanies group again for next year. We are also looking for a doo-wop band for next year as well for adult night.

Recreation

GerryLynn Haak

- We had a good year with new ideas

Sewer / Maintenance

Robert Personette

- Everything is running well. Since adding the sewer building, we are out of danger of freezing.
- Maintenance will be starting road work this season
- Maintenance will be taking a 10-hour OSHA training course
- DEP Water Report- Maintenance has been diligent in fixing leaks
- They will be installing 50- amp service wire throughout the community for future upgrades

- Maintenance has done a great job this season even being short staffed

Land Use

Iris Altreche/Lori Ann Kinney- Bush-
Currently, we have:

- 1 land use violation for illegal use of green area that we sent a second letter for
- 1 violation for fencing blocking the electric boxes
- 1 unauthorized structure
- 4 propane tank violations
- 3 blue tarp violations
- 1 non-clear coverings violation
- 1 new violation for two trailers on lot

Since last meeting,

- 4 violations have complied
- 3 have not complied and have been placed on lockout as well as fined.

By-Laws

There are some proposed corrections that will need votes as well as legal standpoints. (to be discussed in the next board meeting)

- Term limits for executive spots
- Proxy votes

Contracts

Sewer plant electrical plan coming soon

New business

- Budget committee has proposed the new 2020 budget and will be mailed out to Property Owners for their vote
- The proposed dues for 2020 will be \$1,600 per full lot.
- Additional storage for the bar was proposed, we will see if we can work it into the budget.
- It was suggested that property owners use a water filter as well as surge protectors
- We will be looking into a new security monitoring company (burglary & fire alarms)
- Courtesy to not use cell phone while in fitness center sign has been implemented
- Personnel Policy updates was mentioned and will be brought up again at the next meeting
- Liquor license to return to safe keeping after Columbus Day
- Add a fine for unregistered guests to Rules and Regulations in the amount of \$1000.00

Election results for the 2019-2021 term- the five voted on board members:

Thomas Miller- 197 votes
Robert Personette- 170 votes
Lori-Ann Kinney- Bush- 164 votes
Patricia Carey- 161 votes
Vincent D'Eusanio Jr.- 127 votes

Break for Executive Session

Open for Budget Meeting- all members present except Vincent D'Eusano Jr.

Motions

- President, Thomas Miller asked for a motion to accept the 2020 budget

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

- Budget has been approved
- \$1,600 dues per lot for 2020

Thomas Miller thanked the budget committee for their time and effort spent on the 2020 budget.

- President, Thomas Miller asked for a motion to close the budget meeting

MOTION: by GerryLynn Haak to close budget meeting **Second:** Iris Altreche

VOTE: All in favor

- President, Thomas Miller asked for a motion to place the liquor license back in safe keeping after Columbus Day.

MOTION: by GerryLynn Haak to place liquor license into safe keeping. **Second:** Jo-Ann Pollack

VOTE: All in favor

- President, Thomas Miller asked for a motion to add a resolution to the rules and regulations for a \$1000.00 fine for an unregistered guest.

MOTION: by Robert Personette to accept the fine. **Second:** Lori-Ann Kinney- Bush **VOTE:** All in favor

- President, Thomas Miller asked for a motion to accept the terms negotiated in executive for two lots that owe back dues as well as making them quarter lots.

MOTION: by Michele Murphy to accept the first lot's negotiated terms as well as making them into a quarter lot. **Second:** Patricia Carey

VOTE: All in favor

MOTION: by Lori-Ann Kinney-Bush to accept the second lot's negotiated terms as well as making them into a quarter lot **Second:** Iris Altreche

VOTE: All in favor

MOTION: by Iris Altreche to close the meeting. **Second:** Lori- Ann Kinney- Bush **VOTE:** All in favor

Respectfully submitted,

Rachel Alfredson