**October 19, 2013 Minutes**

Shohola Falls Trails End Board of Directors held a meeting on Saturday October 19, 2013 in the association office building at 9:00a.m.

**ROLL CALL:**

**Officers Present**

President - Michael Smith

Vice-President - Robert Personette

Treasurer - Jo-Ann Pollack

Secretary - Wendy Glynn

**Members Present**

Iris Altreche

Vinny D’Eusanio

Gerrylynn Haak

Debbie Shevlin

**Others Present**

Richard Henry, Attorney

Pam Valenza, Community Mgr.

President Smith called the meeting to order at 9:00a.m. Called for a motion for the September 2013 minutes.

Corrections: Wendy Glynn – Page 2 – Jo-Ann Pollack’s office should be listed as Treasurer.

**MOTION:** by Vinny D’Eusanio to accept the September 2013 minutes with the above correction.

**Second:**  Iris Altreche **VOTE: All in favor**

President Smith – Pam Valenza and Pres. Smith attended the Shohola Twp. Planning Board workshop meeting on October 8th. The township is updating their zoning ordinance. After a discussion was held on non-conforming screened enclosures and the repairs now permitted (33% each year) a tentative agreement was made to allow Trails End property owners to again build screened enclosures. The entire Shohola Twp. Zoning Ordinance is being revised and must be presented to the township supervisors for their approval. There is a possibility it may be as early as spring of 2014 that the ordinance will be approved. Also discussed was each lot having at least 20% left in a natural state due to water run-off. Trails End will have to strictly enforce the zoning regulations in order to continue to be permitted to build screened enclosures.

**Property Manager’s Report**

Pam Valenza –

* Current dues – we are at 96% collected as of Sept. 30th which is the same as last year at this time.
* Prior dues – doing well with 150% collected
* Judgments – 8 of the judgments filed have been returned for service. The date for hearings has been rescheduled to December 2nd. Two lots have sent in the fee to deedback; one lot was sold and the prior dues paid leaving 14 of the original 29 judgments filed.
* Annual Meeting was held Sunday Sept. 22nd. Only 8 lots attended
* The Halloween party went well. Thank you to Betty Miller and Michele Murphy for running the party and Trunk or Treat was a hit.
* Tax sale – was held September 25th – 6 lots from Trails End were sold – 2 of the lots had zero balances; 4 owed prior dues
* The 2014 budget mailing was mailed out last week. Annual Budget meeting is tomorrow at 9:30a.m.
* Everyone has a copy of the proposed dues billing for 2014. Board reviewed.

**MOTION:** by Vinny D’Eusanio to accept the dues billing for 2014 **Second:** Bob Personette **VOTE:** All in favor

* Dale Snyder is requesting the green areas in between lots 1968 & 1969 and 2214 & 2215 be surveyed in order to address a drainage issue. Board agreed.
* Security – normally at this time of the year the midnight shift is reduced by one person. Would like to add 6 hours back at a reduced rate of $12 per hour. The cost would be an additional $3960 for the year. **MOTION:** by Vinny D’Eusanio to approve an additional 30 hours per week at the rate of $12 per hour for the remainder of the year. **Second:** Gerrylynn Haak **VOTE:** All in favor
* Peggie McKiernan addressed the Board concerning the renewal of Remax Realty’s contract. Attorney Henry reviewed the contract. Discussion held. **MOTION:** by Vinny D’Eusanio to renew Remax Realty’s contract to sell T.E. Land Co. lots for three years through December 31, 2016. Monthly rent to be increased $50.00 per month effective January 2014. **Second:** Bob Personette **Vote:** All in favor Contract with change will be forwarded to Rich Henry and then signed at December 2013 meeting.
* Have been researching Trails End accepting credit cards. If we go through Paypal which is common and as secure as you can be the cost would be $30.00 per month to Trails End. This would enable us to accept credit cards in person or over the phone. The fee to the user would be 3.1% plus $.30 per transaction. The money is deposited into Paypal and then directly to our bank account. Will have Attorney Henry review the Paypal agreement.
* Cleaning up lots as budgeted for in 2014 – passed photos of 11 abandoned lots to Board members. Will obtain additional lots for clean-up.
* Copies of the wells daily average are in board members’ folders – working on water leaks constantly – almost below the 100,000 gallon mark.
* 3 concession bids were received. Will discuss in executive session.

**Legal**

 Richard Henry –

* Reviewed Remax Realty contract . Rent increased $50.00 per month.
* Gave Pam the list of lots with the deedback status updates
* Success in obtaining the possibility of building screened enclosures is due to the many test cases Trails End filed and the relationship now established with the township by Mike Smith. Trails End will have to enforce the regulations vigilantly.

**Property Owners**

* Lot 5911 – would like a financial statement. Directed to the office for a copy.
* Lot 3210 – asked about the vehicle maintenance line on the budget being increased if TE purchases new vehicles. The vehicle line was not increased. Vehicle maintenance also includes maintenance of the heavy equipment.
* Lot 3210 – disappointed in Labor Day Carnival. Feels there should be more.

Executive session held 10:30a.m.

Regular session resumed 11:45a.m.

**MOTION:** by Debbie Shevlin to adopt the revised golf cart regulations ( attached) to be effective January 1st 2014. **Second:** Gerrylynn Haak **VOTE:** No: Iris Altreche In favor: all others Motion passed.

**MOTION:** by Debbie Shevlin to accept Edward Gosswick’s bid for the 2014 lease of the concession. **Second:** Wendy Glynn **VOTE:** All in favor

**Treasurer’s Report**

Jo-Ann Pollack –

* Budget is on target
* Garbage expense line is high but will even out now that the season is over
* Bar – $1475 was made the night of the Halloween party. The bar’s net income is approximately $10,927 for the season.
* Electric line is below budget
* **MOTION:** by Wendy Glynn to pay the bills **Second:** Jo-Ann Pollack **VOTE:** All in favor

**Rules Enforcement –**

Bob Personette –

* Held 27 grievances year to date
* Higher amount of grievances than normal, however there were 120 citations issued this year
* Held an October Rules Enforcement meeting which we usually do not do- worked out well
* 3 grievances are held over for 2014

**Old Business**

* Discussion held on guest policy.

**New Business**

* Lot 812 purchased lot 811 at the recent tax sale. **MOTION:** by Vinny D’Eusanio to accept $2,000.00 as satisfaction of the judgment on lot 811 from the owners of lot 812. **Second:**  Wendy Glynn **VOTE:** All in favor
* President Smith handed out new Land Use forms for Board review.

**MOTION:** by Vinny D’Eusanio to adjourn the meeting. **Second:**  Jo-Ann Pollack **VOTE:** All in favor

Respectfully submitted,

Pam Valenza

Community Mgr.

Credit card payments

Guest Policy