**September 21, 2013 Minutes**

Shohola Falls Trails End Board of Directors held a meeting on Saturday September 21, 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 August 2013 minutes.

Corrections: Vinny D’Eusanio - Page 1 states bar is ahead $5200.00; on page 3 it states it is ahead $5400.00; (page 1 was a typo - $5400.00 is correct)

**MOTION:** by Wendy Glynn to accept the August minutes with the above correction.

**Second:** Debbie Shevlin **VOTE: All in favor**

**Property Manager’s Report**

Pam Valenza –

* Current dues – we are at 96% collected
* Prior dues – doing well with 140% collected
* Judgments- now obtaining service on the 18 that were filed; out of those 18, 4 are possibly deeding back and one may be selling. Hearing date is October 28th.
* No defaults on individual plans – out of the 13 payment plans only 2 defaulted – the end of this month is the last payment.
* Bar – (pre-audit figures) ahead approximately by $9,078.
* Vending Income – approximately $3,085 in revenue –
* Golf Cart Regulations – Suggestion of adding to golf cart rules – no driving golf carts after dusk; maximum of passengers limited to 2 or 4 depending on # of seats. Discussion on height, lift kits, insurance and additional rules needed.-will place on open item list
* Labor Day Monday – Vandalism – the library was trashed. Every book was taken off the shelf and graffiti found on the poles. Maintenance is cleaning and repainting the shelves; closed the library for the season.
* A lifeguard and a property owner saved a mother and son in the slide area. There has been a save in the slide area every year for the past few years.
* Had a written request to the Board from an individual to waive all back dues on a lot he wants to purchase at the tax sale next week. The existing structures would be removed by him and the lot cleaned up. **MOTION:** by Wendy Glynn to accept 50% of back dues owed on lot 2414 to be purchased at tax sale assuming the property owner cleans up the lot by Memorial Day weekend of 2014. **Second:** Gerrylynn Haak **VOTE:** All in favor
* Recreation raised $1358 for Make A Wish. $100.00 of that was donated by Hillside Chapel. **MOTION:** By Debbie Shevlin to donate $642.00 to Make A Wish bringing the total amount raised by Trails End POA to $2,000.00. **Second:** Wendy Glynn **VOTE:** All in favor
* Need authorization to open a new CD for this year’s budgeted capital reserves to receive a higher interest rate. **MOTION:** Jo-Ann Pollack to authorize Pamela Valenza to open a CD at the Sussex Bank in Port Jervis, NY in the amount of $22,500at .45% for 13 months. **Second:** Wendy Glynn **VOTE:** All in favor
* Received 3 bids for the concession lease for 2014. Everyone has a copy in their folders. Will make decision at October meeting.
* Jo-Ann Pollack, Association Treasurer read the Board of Directors 2014 -2016 election results( 5 open seats) into the minutes as certified by the Ballot Counting Committee.

Results:  
 455 Total number of ballots cast; 387 valid ballots counted; 68 invalid ballots not counted

Thomas Miller 287

Michael Smith 245

Vincent D’Eusanio 215

Robert Personette 211

Lori-Ann Bush 165

Christine Deyns 162

Deborah Shevlin 159

President Smith reviewed the proposed budget for 2014 line by line. The Budget Committee meetings were attended by Mike Smith, Jo-Ann Pollack, Pam Valenza and various property owners. Discussion held on budget.

**MOTION:** by Jo-Ann Pollack to adopt the proposed budget for 2014. **Second:** Robert Personette **VOTE:** All in favor

**Legal**

Richard Henry –

* Has the documents for the closing of lot 4539
* Working with the office on dues suits; will attend hearings as needed
* Has a request from an ex property owner to satisfy a judgment from many years ago. Pam will follow up
* Had a subpoena served regarding a civil matter between two property owners; Will attend the hearing on Sept. 30th, 2013.

**Rules Enforcement –**

Bob Personette –

* 20 grievances held year to date which is about the same as last year with many more citations written.
* 6 grievances scheduled today
* Pam Valenza -There were 120 citations issued year to date

**Land Use**

Mike Smith – Property owners have asked to be on this committee. They will take photos and submit them to the office. Our restrictive covenants state we must have a Campsite Control committee.

Discussion held on encroaching on green areas and property owners obtaining surveys upon purchasing their lot.

Pam Valenza – Totals for August Land Use Violations

1st Letters – 10

2nd Letters – 1

Holds – 4

Complied – 18

Fined –0

**Treasurer’s Report**

Jo-Ann Pollack –

Budget is on target as of this month;

The bar is ahead $9,078 - still have the Halloween party but liquor has to be purchased also

**MOTION:** by Wendy Glynn to pay the bills. **Second:** Iris Altreche **VOTE:** All in favor

**Property Owners**

Lot 3212 – asked about allowing motion sensors and also dawn to dusk lighting – Board will review lighting ordinance

Lot 1205 – would like a 3 day pass as a property owner – policy is one day passes for property owner to keep track of violators of the 180 day regulation/ordinance

Lot 4005 – asked if we could move the portable speed bump to the stop sign for next year – yes. Also requested security be clear on the use of the bar ID. It is to purchase alcohol from our bar only.

Lot 510 – asked is bar codes could be placed 3 inches from the bottom of the car window

Lot 3212 – would like restrictive covenants added to the website.

Lot 933 – suggested charging guests for use of the pool. Discussion held on composing a guest policy. Bob Personette stated from May 1st to September 9th, 2013 Trails End had 11,097 guests. There were 27,068 swipes/scans for the same time period by property owners (duplicates removed).

Lot 501 – suggested charging a fee for guests

Lot 4623 – asked if maintenance could reschedule his sewer line repair

**Recreation**

Gerrylynn Haak –

Still have the Halloween Party October 12th.

The children’s party is sold out. Will have Trunk or Treating after the children’s party for everyone to participate in. Family night will be in the clubhouse at night.

**Long Range Planning**

Mike Smith -

Maintenance move update – the property owners on Minisi Ct. do not want maintenance moved behind them. The alternative is to leave maintenance where it is now but have the building face Ballfield Road. Need a 60’x120’ building – would be able to keep the Quonset hut if we leave maintenance where it is. Would be destroyed if moved. Will be able to house trucks and equipment.

The old bucket truck (1975) was sold for $800.00.

**Old Business**

Lot 3206 – questioned director’s ballots not being secret – they are as the outside envelope is put to the side and then the plain white envelopes are opened from one pile – not individually.

Credit Cards- Pam still researching alternatives. Wayne Bank wanted $59.00 per transaction to pay on the website.

Executive Session Held

Regular meeting resumed 12:35pm

**New Business**

There was an incident Saturday 8/31/13 in the upper pool parking lot resulting in a security guard being struck and a group of people attacking the guard. The Board agreed:

The lots involved, 129, 131, 144 and 420 were issued citations and are banned from having any guests until further notice.

The lots were advised to meet with the Grievance committee regarding their fines.

The ban of guests will stay in effect.

As per the rules and regulations the following citations and fines were issued:

Lot 144: Disorderly Conduct – 1st offense - $250.00 2nd offense: $500.00; 3rd offense - $1,000.00 for a total of $1750.00.

Lot 144 is also owned by the same owner of lots 131 and 420

Lot 129: Disorderly Conduct – 1st offense - $250.00; Reckless Endangerment - $500.00 for a total of $750.00. Letters stating these amounts will be mailed to the address on file.

The bar codes issued to these lots will be de-activated to check for guests. If any guests are found on lot a trespassing citation will be issued.

Michael Pared is permanently banned from Trails End.

**MOTION:** by Vinny D’Eusanio to adjourn the meeting at 1pm. **Second:** Bob Personette

**VOTE:** All in favor

Respectfully submitted,

Pam Valenza

Community Mgr.

Credit card payments

Golf cart regulations

Guest Policy