

**October 20, 2018**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, October 20, 2018 at 9:00a.m.

**ROLL CALL**

**ROLL CALL:**

**Officers Present**

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

**Members Present**

Iris Altreche  
Patricia Carey  
Michele Murphy

**Members Excused**

Vinny D'Eusano Jr.  
Robert Personette

**Others Present**

Mike Cheblowski, Chief, Homeland Security  
Christopher Conklin, Homeland Security  
Richard Henry, Attorney

President Miller called the meeting to order at 9:00 a.m. Called for a motion to approve the September 15, 2018 Minutes.

**MOTION:** by Lori Ann Bush to accept September 2018 Minutes.

**Second:** Michele Murphy      **Vote:** All in Favor

**Property Owner Time**

- PO from lot #3212 asked about the webcams being on the website as previously discussed?
  - Still considering it but it's been too busy to move forward with it at the moment.
- PO from lot #2932 asked about the kids at TE and basketball courts/security available?
  - Chris/Mike- possibility for security at basketball courts? Hours at the courts could be the potential issue.
  - Patrol from 10 until closing?- budgetary concerns- but may solve issues

- Courts have been worse this year than previous years about noise complaints- however, the sports complex closes at the same time quiet hours are in effect.
- Family campsite- we are essentially doing what's best for all property owners.
- PO lot #4540- didn't receive deed- asked about working on property but sees that he needs the deed before starting any work?
  - Rich- presumes there is no deed from tax claim bureaus- the PO needs to have it approved by the court which means they don't own it yet- TEPOA needs to follow all legalities so there is no permission to work on the lot until it is solely in the new property owner's name.
  - Alternative Action: Write letter to recent property owner and state the new property owner will be considering the property to be abandoned by a specific date so as to have a certified letter of abandonment in order to begin work on the property until the deed is finalized.
- Will Bathrooms be built near the courts?
  - on next years' budget to build
  - Have to hold money over with our budget for a lifeguard stand

### **Property Manager Report**

Kelly Spinning, Property Manager

- Water Research- averaging 116,000 gallons/day. Decreased approximately 20,000 gallons/day from last year 2017.
- Bar is closed for the season as of October , 2018-
  - **MOTION:** by Jo-Ann Pollack to put the license into safekeeping.  
**Second:** Patricia Carey      **Voted:** All in Favor
- Last day to use the Dump will be October 31
- ReMax office at the gate will be closed starting Nov 1, 2018 for winterizing.
- Tax Sales- Five lots were sold at tax sale in September and three of them had contacted the office.
- In 2018 so far, 78 lots have been transferred, and five of those properties had belonged to Land Company.
- We are currently working with four different property owners to do deed backs of their property.

- Budget mailing was mailed out at the beginning of this month. We've received 33 responses, 29 property owners agree for disagree, and the annual budget meeting will follow today's board meeting.
- Dues billing- a motion to accept dues bill for 2019 was put into place  
**MOTION:** by Michele Murphy      **Second:** GerryLynn Haak  
**Voted:** All in Favor
- 41 letters sent to property owners who still have balances due for 2018.
- We are in the process of filing 12 judgments for 12 different property owners

### **Employee Relations**

- General Maintenance, Assistant Sewer Operator and Cleaning job ads are out.
- Renewal of Health Benefits for employees has gone through and have been approved for 2019.

### **Security Report**

Mike Cheblowski, Chief, Homeland Security  
Christopher Conklin, Homeland Security

- More lots were accessed at this time last year.
- Wrote over 260 passes.
- Approximately 130 citations for the year – 50% more than 2017.
- Motion to Accept the Homeland Security proposal from 2019-2022 was requested
  - **MOTION:** by GerryLynn Haak      **Second:** Lori Ann Bush  
**VOTED:** All in favor

### **Legal Report**

Richard Henry, Attorney

- Office was asked to magistrate complaints on the 12 delinquents.
- Statement for fees collected.
- Nothing more to report.

### **Maintenance/Community Update**

Thomas Miller

- Sewage Building – underway- working on it- under budget which is very good!
  - Structurally sound as of Friday, November 2, 2018.
- Nothing expected to be frozen over this year or moving forward.
- Donation for Shohola FD- we received a thank you letter.
- Pike County Dispatch picture, Food bank letter of gratitude.



### **By-Laws-**

Patricia Carey & Lori-Ann Bush

- No progress as of last meeting.
- Proposed amendments are ready and currently being discussed and reviewed
- Updating by-laws will continue through December.

### **Contracts**

Vinny D'Eusano Jr.

- Two contracts were handled with no new contracts on the agenda
- Received Homeland Security's proposal for upcoming 2019 contract and the audit
  - o \ **MOTION:** by Lori Ann Bush      **Second:** Patricia Carey      **VOTED:** All in favor
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- proposal for William Owen's company.
  - o William Owen's Auditor

### **Board Meetings adjourned at 12:36 a.m.**

**MOTION:** to close the meeting by GerryLynn Haak    **Second:** Michele Murphy  
**VOTED:** All in Favor

### **RECAP:**

**MOTION:** by Lori Ann Bush to accept September 2018 Minutes.  
**Second:** Michele Murphy      **Vote:** All in Favor

**MOTION:** by Jo-Ann Pollack to put the liquor license into safekeeping.  
**Second:** Patricia Carey      **Voted:** All in Favor

**MOTION:** a motion to accept dues bill for 2019 by Michele Murphy  
**Second:** GerryLynn Haak      **Voted:** All in Favor

**MOTION:** by Lori Ann Bush to accept audit proposal for William Owen's company.  
**Second:** Patricia Carey      **VOTED:** All in favor

**MOTION:** to Accept the Homeland Security proposal from 2019-2022 by GerryLynn Haak

**Second:** Lori Ann Bush

**VOTED:** All in favor

**MOTION:** to pay the dues bills by Lori-Ann Bush

**Second:** Patricia Carey

**VOTED:** All in favor