

July 17, 2010

Shohola Falls Trails End POA held a Board of Director's meeting at the Association Office Building at 9:00am.

Roll Call: Not done due to Secretary's absence.

Officers Present:

President: Michael Smith
Vice President: Mark Christie

Officers Absent

Treasurer: Arthur Deyns
Secretary: Wendy Purdy

Members Present

Iris Altreche
Vinny D'Eusanio
Maureen Miller
Robert Personette
JoAnn Pollack
Debbie Shevlin

Others Present

Property Manager: Pamela Valenza

President Smith called the meeting to order at 9:00am. He asked for a Motion to approve the June 2010 minutes.

Motion: by Debbie Shevlin to approve the June 2010 minutes. **Second:** JoAnn Pollack.

VOTE: Abstain: Vinny D'Eusanio, Mark Christie, and Robert Personette. Approve: All others (Iris Altreche not in room at this time; motion tabled until later in the meeting when it was then approved by 5 of the 8 Board Members with 3 abstentions.)

Property Manager's Report

Pamela Valenza-

- Dues – Still coming in. 5 lots defaulted on payment plans this month but 2 of those lots then paid in full. 8 total out of 32 have defaulted with 5 paying in full. 53 lots still owe 2010 dues & 18 lots still owe 2009& 2010 dues.

- Did an e-mail vote for cameras at compactors and fitness center – cost was \$1,945.00 for the compactor with DVR and monitor, \$1,169.00 for the Fitness Center. Both approved via e-mail. Cameras to be installed Monday and Tuesday of next week.
Motion: by Mark Christie to purchase cameras & pay from the Act 180 account.
Second: Robert Personette **Vote:** Maureen Miller – Yes to Fitness Center & No to Compactors, All others in favor. **Motion Passed.**
- Fire at lot #5925 on June 19th after the Board of Directors Meeting. Destroyed a trailer. The fire started in the trailer. There were a minimum of 8 fire trucks on property. Some emergency vehicles were lost in TE. In the future will use flares to direct the fire trucks.
- 911 signs are required under Shohola Township ordinance.
- Sewer Plant – the computer processor crashed and the plant was at a standstill. We had a backup processor programmed that Clint Frisbie installed. We now have to buy another one for stock that costs \$4,500-5,000.00.
- Topp Copy – Lease is done for copy machine. Have a proposal for new copy machine, same duplicator would stay. Service agreement already paid for the next year so we have this year and next year’s maintenance agreement paid. \$33.00 a month less. 4 year agreement. Scanning and faxing would be much easier. New Copy machine is \$11,000.00 and \$6,000.00 for duplicator. New machines do not come with a service contract.
Motion: by Michael Smith to approve lease for copy machine and duplicator.
Second: JoAnn Pollack. **Vote:** All in favor. **Motion Passed.**
- Lot #924 – sold to adjacent Lot # 925 – Now Lot #925 wants to cancel agreement. Will determine legal fees incurred.
- Department of Health was here and inspected the 3 pools on July 15, 2010. No violations – Just some resealing to be done on concrete and a skimmer cover to be replaced.
- Roads – were tarred and chipped on Yuma, Crow & the upper half of Comanche at the cost of approximately \$26,000.00 for 1.5 miles of road.
- Remax – wants to swap Lot #1008 (non-sewerable) with one of our lots - #5415. No cost to Trails End, all costs absorbed by Remax of Milford. Lot #1008 to be greened. Discussion.
Motion: by Vincent D’Eusanio to exchange lot 5415 with lot 1008 at no cost to Trails End. Lot 1008 to be turned into green area. **Second:** Mark Christie. **Vote:** All in favor. **Motion Passed.**
- 1466 Lot Inventory Registration forms have been returned, 285 still needed.
- Lot # 5434 would like the monument that used to be in front of the old firehouse. Discussion. **Motion:** by Maureen Miller to put the monument back in front of old firehouse. **Second:** Michael Smith. **Vote:** All in favor. **Motion Passed.**
- Concession is ahead \$4,754.00 from last year in gross income.
- Bar is behind \$740.00 from last year in gross income.
- A property owner suggested making all the spaces handicap parking along the fence of the upper pool. It would be about 7-8 spaces total.
- **Motion:** by Michael Smith to make all parking spots along the upper pool fence handicap parking only. **Second:** Maureen Miller. **Vote:** All in favor. **Motion Passed.**

- Instructed security to check all golf carts for current registration and lights.

Property Owner's Comments

- Property Owner – Golf Carts with no lights, not registered, and kids driving with security following right behind and no one pulls them over.
- Property Owner - July 4th a lot of fireworks going off in here. Several calls to security, they were told by security they were too busy.
- Property Owner - Daycare center being run from a trailer here in Trails End. There will be fines.
- Property Owner - Friday 4 pm security was called to an altercation at the playground between 2 adult women. Security just stood by and watched, never broke up the argument.
- Property Owner - Newspaper vendors- can we have them in earlier than 7:00 AM.
- Property Owner - Chenango Drive –stone in the pot holes but will they tar and chip. Yes, they are to re-grade road.
- Property Owner - Lot #1961 has a rotting deck and electrical issues. Permit from Shohola Township to repair up to 30% of the deck.
- Property Owner - Smoking in the Bar – cannot allow. Law states we *MUST* provide a smoke-free environment for our employees.
- Property Owner - Comfort Station #8 – water left on all the showers were running and water was pouring out the door late at night..
- Property Owner – Lot #2209 Pheasant Lane. Someone cut a lot of trees with a saw and left them on her property. Called security but security never did anything about it. Hydrant has been fixed and still leaks. Someone dumped propane tank on her property and she had to pay to dump it. Property owner is responsible.
- Property Owner – why is the Kiddie Pool closed?
- Property Owner – why are people allowed to save seating?
- Property Owner – why is the pool closed? Pool is not closed, opens at 12:00 PM and will open after Maintenance is done setting up for the Pig Roast.
- Kiddie Pool – Problems with saving seats and disorderly conduct. Please use the Pool House phone and call Security.

Legal Report

Attorney Henry not here today; President Smith brought everyone up to date on open decks being permitted in Trails End.

- Pres. Smith and Attorney Henry attended another Planning Board meeting Thursday July 15th. There will be a public hearing on August 12th to adopt the new ordinance at the township meeting permitting open decks to be constructed at Trails End as per the UCC.
- Trails End Structural Compliance Permits to be obtained by property owners for Trails End to inspect before obtaining a permit from Shohola Township. Pres. Smith handed out a preliminary copy of the TE permit for anyone to suggest changes. Board agreed to charge a \$5.00 fee for the permit to try to cover the additional costs.

Land Use

Debbie Shevlin-

- Reporting on For Sale signs on trailers.
- Property owners are complying with propane tank violations.

Recreation

Maureen Miller-

- Pool is closed for the pig roast today until maintenance is able to set up after the swim meet.
- Make a wish foundation – waiting for a call back.
- Food Donations – Great response. Would like to be able to donate to the food pantry in Milford twice a week. Will be going to deliver food next week.
- Casino Night – Next Saturday.
Motion: by Maureen Miller to allow smoking in the clubhouse for adult nights.
Discussion. Motion Rescinded: by Maureen Miller.
- Theme Nights – will speak to the Entertainment Committee for next year.
- There will be an adult night Labor Day weekend.

Iris Altreche -

- Mutli-Cultural Night - \$394.00 was collected for the 50/50. \$197.00 went to the winner and \$200.00 is going to the Make-A-Wish foundation.(Iris Altreche is putting in the \$3.00)
- Iris Altreche paid an additional \$100.00 to the DJ. Board agreed Trails End will pay the entire fee next year.

Treasurer's Report

- **Motion:** by Michael Smith to pay June 2010 bills. **Second:** Debbie Shevlin.
Vote: all in favor. *Motion Passed.*

Old Business

- **Motion:** by Maureen Miller to letter & number the maintenance trucks and have all trucks that leave Trails End log in and out with mileage, reason & destination at security. **Second:** Debbie Shevlin. **Vote:** No - Vinny D'Eusanio. All others in favor.
Motion Passed. Take money from Community Property line.
- Vinny D'Eusanio - 750ft sign for Trails End on Rte. 6 – buried in trees. Find out from Shohola Twp. if we can replace the sign or repair it.

New Business

No new business.

Motion: by Vinny D'Eusanio to adjourn meeting at 1:05PM. **Second:** Iris Altreche
Vote: All in favor. *Motion Passed at 1:05 PM.*

Respectfully Submitted,
April Morgan

