**July 28th, 2018**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, July 28, 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

Vinny D’Eusanio Jr.  
Robert Personette

Michele Murphy

**Members Absent**

Mark Christie

**Others Present**

Kelly Spinning, Property Mgr.

Mike Cheblowski, Chief, Homeland Security

President Miller called the meeting to order at 9:04a.m. Called for a motion to approve the June 9th, 2018 minutes.

**MOTION:** by Jo-Ann Pollack to accept the June 2018 minutes. **Second:** GerryLynn Haak **Vote:** All in favor

**Property Owner Time –**

* Property Owner – Loud music coming from neighbors lot, shooting paint balls and illegal building. Notified the Association Office completed complaint forms.
  + Chief Cheblowski – Citations have been issued
* Property Owner – Contacted security after midnight in regards to music coming from neighbors lot. When security comes down the road they lower the music and turn it up once they leave.
  + Thomas Miller – Citations will continue to be issued as long as violations persist
  + Procedures and processes in the By-Laws must be followed
  + Property Owners should continue to fill out complaint forms for valid complaints to help keep documentation
* Lot# 3814 Bill Biggers – Chennango Drive, when it is very dry weather the road is very dusty. Can we look into tar & chip?
  + Tar & Chip is not on the agenda in the immediate future. Other alternatives could be researched such as a dust suppressor.
* When it rains Chennango Drive floods.
  + Work Order will be submitted to investigate flooding issues and a speed bump will be placed on Chennango Drive to help prevent speeding and dust issues.
* Lot# 3415 Bob Fitzgerald – Is Trails End responsible to maintain the cable poles on property.
  + The cable company is responsible for their poles. *Discussion Held*.
* Lot#2520 Bill Scarcella – Would like to meet with the Board of Directors in private regarding the purchase of lot# 2521.
* Lot#4539 Rose Mary Demarta – Lot next door is going up for tax sale. Would like to know financial status of the property.
  + PO must research the property at the court house for liens.
* Will Trails End help clean the property?
  + No. It would be the responsibility of the owner to clean the property

Thomas Miller – Read the suggestions collected in the suggestion boxes.

* Dog Park
* After Hours Club
* Sell Sweatpants
* Laundry Mat
* Fencing around volley ball court
  + Looking into adding a fence or netting in 2019
* Can Trails End hire a landscaper to clean disarray lots?
  + Maintenance works hard every winter to clean as many lots as possible. Will continue this into the future.
* Add a box in the game room for Happenings
  + Work order will be written
* More lights at sports complex
  + Will look into adding lights without affecting surrounding properties
* Better lighting at front entrance
  + Work order will be submitted
* Cab Service for Trails End in the summer
* Can a second floor be added to the clubhouse?
  + The foundations condition is inadequate. Money is being saved to build new clubhouse.

**Property Manager & Office Manager Report**Kelly Spinning, Property Manager –

* Everyone has copies of the water usage in their folders
* Currently averaging just over 230k a day. This is about 80,000 gallons more a day than 2017.
* The Clubhouse Café received its 2019 retail food license
* The new vortex pool slide was installed last month
* Maintenance will need to update the slides water supply line to 1.5’’ from ¾’’ due to lack of water pressure
* The air conditioning in the clubhouse has been fixed
* 2 lots have defaulted on payment arrangements
* There is one potential permanent resident who was notified of approaching the 180 day mark
* Deposit of $16,000 was paid to Tri-State buildings to begin the paperwork involved with the construction of the sewer plant building
* Maintenance replaced 146’ of sewer pipe, 17’ of sewer main, 7 hydrants, 9’of lateral line and 30’ of water main
* 46 lots have been reconnected since mid-May

**Security**

Mike Cheblowski, Chief, Homeland Security –

* Busy July with 11 citations
* State Police on property for 911 hang ups. Nothing found.
* 1 missing child investigation - Child was located safe
* 1 child found who was not reported missing
* Fed Ex driver hit the gutters of the gate house
* Vandalism report – Citation issued

**Legal Report**

Richard Henry -

* Closing on Land Co lot# 804 today
* Paperwork ready for the sale of three additional lots # 5415, 5701 and 983.

**Treasurer’s Report**Lori Ann Bush, Treasurer –

* As of July 25th 94% of 2018 dues have been collected and 135% of prior dues of have been collected

**MOTION:** by Patricia Careyto pay the bills. **Second:** Jo-Ann Pollack **VOTE:** All in favor

**Rules Enforcement Committee**

Bob Personette –

* 16 PO’s have met with the REC this summer
* Have 14 meeting on August 12th

**Concession/Bar**

Jo-Ann Pollack & GerryLynn Haak –

* As of July 25th Concession income was $34,657.35 with expenses of $28,398.57. Leaving a profit of $6,258.78. Approximately $670 more than last year.
* As of July 25th the bar income was $13,303.25 with expenses of $9,618.61 leaving a profit of $3,684.64. Approximately $1700 less than this time last year

**Recreation/Entertainment**  
Michele Murphy & GerryLynn Haak –

* Adult Night with Sunset Soundz tonight
* Had First Round Band earlier in the month
  + *Discussion Held on hiring new DJ’s*
* Elvis will be back Saturday of Labor Day weekend
* Comedy Night is August 25th with comedians from Americas Got Talent
* Pig Roast went well
* Boat Tour down the Hudson was well liked
* Bronx Tale August 1st
* 5k scheduled for August 11th

**Sewer**

Bob Personette –

* Sewer plant building is underway
* Waiting on plans from builder
* Looking to break ground in September
* 7.5” of rain fell in a week – Plant handled the influx of rain water

**Maintenance**

Thomas Miller –

* Doing well
* Being efficient

**Land Use**

Iris Altreche –

* 1st Letters – 16

2nd Letters – 3

Hold – 0

Complied – 9

Fined – 0

* Multi-Cultural night was good.

**By-Laws –**

Patricia Carey & Lori-Ann Bush –

* Working on redoing the sections which have been discussed
* Planning a meeting the week of August 13th
* Tabled until the August Board Meeting

**Contracts –**

Vincent D’Eusanio Jr. –

* Up to date
* Security contract is up at the end of the year
* Election company on hold waiting for the By-Laws

10:11am Executive Session – Regular Session opened at 2:05pm

* Purchase sign for baby pool “Children must be supervised by an adult”
* Update sign for the sports complex
* Blinds in the bar area need to be fixed
* Work Order needed to fix light in clubhouse by woman’s bathroom
  + Two work orders written - Fixture may need to be replaced

Kelly Spinning requested a motion to have Capital pay the POA back $16,000 for the deposit for the sewer plant building

**MOTION:** by Lori Bush to have capital pay the POA back $16,000 **Second:** Jo-Ann Pollack **Vote:** All in favor

Kelly Spinning requested a motion to remove Sally Weidner from the Bar/Rec bank account and A/P checking account.

**MOTION:** by Michele Murphy to remove Sally Weidner from Bar/Rec and A/P Checking accounts. **Second:** Lori Bush **Vote:** All in Favor

**MOTION:** by Patricia Carey to close the meeting at 2:18pm **Second:** Iris Altreche **VOTE:**  All in favor

Respectfully submitted,

Kelly Spinning