**March 24th, 2018**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, March 24th, 2018 at 9:00a.m.

**ROLL CALL**

**ROLL CALL:**

**Officers Present**

President – Thomas Miller

Vice President – Jo-Ann Pollack

Secretary – GerryLynn Haak

Treasurer – Lori Ann Bush

**Members Present**

Iris Altreche

Patricia Carey

Vinny D’Eusanio Jr.
Robert Personette

Michele Murphy

Mark Christie

**Others Present**

Richard Henry, Attorney

Kelly Spinning, Property Mgr.

Sally Weidner, Office Manager

Mike Cheblowski, Chief, Homeland Security

Christopher Conklin, Homeland Security

President Miller called the meeting to order at 9:02a.m. Called for a motion to approve the January 20th, 2018 minutes.

**MOTION:** by Lori Ann Bush to accept the January 2018 minutes. **Second:** Patricia Carey **Vote:** All in favor

**Property Owner Time –**

Robert Fitzgerald Lot# 3415 – Shared with the Board of Directors his grandson Michael Smith started with the Trails End Swim Team 30+ years ago. Went on to receive a four year college scholarship and is now being admitted into his high school hall of fame.

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

* Our area was impacted greatly from snowstorms earlier this month. Damage within Trails End was minimal. Power was out for two days before being restored.
* Continuing to monitor permanent residents thru out the winter.
* Everyone has copies of the water usage in their folders. Currently averaging 83k a day.
* 2018 property tax notices were received and payment sent.
* Trails End renewed the Association Insurance with AM Skier. The premium is $1000 less than last years
* The audit for 2017 is completed. Everyone has copies of the draft financial statements from the accountant
* On March 14th we officially switched over to Blue Ridge Cable from Verizon for phone service. The new phone system was also installed in the office. All phone numbers are the same.
* The office manager position was filled. Sally started on January 30th.
* Employee reviews were held on February 23rd.
* Ads for summer employment are up on the website and on indeed.com.
* Work has begun on the front gate sign damaged by a vehicle accident in December. Tim Morey is the contractor doing the work.
* Researched adding a live stream to the website. The cost to have it done would be approximately $500.00. Will continue to explore
* The office received the 2018 Gypsy moth spraying quote. There was an increase of $403.00 from last year. We are scheduled for the first week of June weather permitting.
* Hoodies and hats were ordered to restock for the upcoming season. ¼ zip sweat shirts were added to the inventory. Also looking at can koozies and keychains.
* The new underground truck was purchased for maintenance at a final price of $66850.
* We will be purchasing the extended warranty package at a cost of $3550 and the truck will be outfitted with racks in the coming weeks.
* The bladder tanks at well #2 were successfully replaced and the well has been up and running since the end of last month.
* The interior of the guard house is complete.
* Work on the sports complex will begin once the snow cover melts.
* 5 abandoned trailers have been removed this winter. Not as many as planned due to weather.

**Security**

Mike Cheblowski, Homeland Security -

* Several reports of break-ins and open doors. Security investigated
* Several citations issued for speeding and other offenses in February and March
* 67 lots were affected by the snow and storms. All property owners were contacted by phone or mail.
* Radar guns were sent out to be calibrated
* New computers and 1080p cameras have been installed. Including a license plate camera.
* New patrol vehicles. Switched to trucks.
* Chris Conklin has been promoted to site supervisor

President Miller – During the storm many local residents were without power for up to ten days. Trails End opened up to the general public so people could use the facilities to shower. Security monitored the situation by implementing forms and instructions which everyone followed. Moving forward Trails End will continue this practice.

**Legal Report**

Richard Henry, Attorney -

* Continuing to work on the deed back for #4039. Issues with inheritance tax.
* Lot#1314 contacted Rich Henrys office regarding a possible deed back. Will look into matter

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

* Received the insurance check from the accident at the front gate in the amount of $13,443.40
* Collected 66% of the 2018 dues and 57% of the prior dues
* A new aeration blower was purchased for the sewer plant
* Gate passes were ordered for security
* Bar ID stickers were purchased

**MOTION:** by Gerrylynn Haakto pay the bills. **Second:**  Iris Altreche **VOTE:**  All in favor

**Rules Enforcement Committee**

Bob Personette, Mark Christie –

* Meetings will begin in May
* Will offset REC meetings from Board Meeting days due to time constraints

**Concession/Bar**

Jo-Ann Pollack, GerryLynn Haak–

* Applications are coming in
* Looking into an express line for the weekends along with the hotdog cart by the pool during the summer
* Coming up with new ideas for this summer
* Meeting with the concession manager on April 14th

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

* Booking summer entertainment
* Reaching out to new acts
* Due to the way the Fourth of July falls on the calendar we lose the three day holiday weekend
* Elvis is booked for Saturday of Labor Day Weekend
* Will continue to use Hot Traxx and One Way Sounds for DJ services this year
* Pig Roast theme this year will be tailgating
* Planning one concert and one Broadway show for the summer
* All trips need to planned with Maureen to avoid issues with using the trip van
* All trips need to posted in the Happenings to give all Property Owners a chance to sign up
* *Discussion Held*

President Miller – Regarding the Sports Complex – The amount budgeted will not be enough to cover the costs of the work to be done. Will use excess income from 2017 to cover the cost.

**Sewer**

Bob Personette –

* Working with contractors for quotes for the sewer plant building
* *Discussion Held*

**Maintenance**

Thomas Miller –

* Maintenance wasn’t able to remove as many abandoned trailers as planned due to weather
* The roads were very well taken care of thru the storms
* The new lifeguard shack will be completed prior to the season

**Land Use**

Iris Altreche –

* 8 – 1st letters

6 – 2nd letters

0 – Holds

0 – Fines

15 – Complied

**Contracts**

Vincent D’Eusanio Jr. –

* Everything is up to date

**Clubhouse –**

Thomas Miller –

* Will stay on agenda
* Continuing to put money away

10:12am Executive Session – Regular Session opened at 12:27pm

President Miller called for motions to accept the terms agreed upon in executive session for lots# 5017 and 4007.

**MOTION:** by Jo-Ann Pollack to accept the terms of the prior dues owed for lot# 5017 and #4007 which was purchased at tax sale as agreed upon in Executive Session. **Second:** Iris Altreche **Absent:** Mark Christie **Vote:** All in favor

**By-Laws –**

* Review of By-Law changes
* *Discussion Held*
* President Miller – Bring By-Laws home read ahead. Next meeting review will continue.

**MOTION:** by Iris Altreche to close the meeting at 1:44pm **Second:** GerrryLynn Haak **VOTE:**  All in favor

Respectfully submitted,

Kelly Spinning