**August 15, 2015**

Shohola Falls Trails End Property Owners Association Inc., held a Board of Directors meeting on Saturday August 15th, 2015 in the association office building at 9:00a.m.

**ROLL CALL:**

**Officers Present**

President - Thomas Miller

Vice President - Jo-Ann Pollack

Secretary - Lori Ann Bush

Treasurer - Gerrylynn Haak

**Members Present**

Iris Altreche

Andrew Gleiss

Michele Murphy

Robert Personette

**Members Absent**

Vinny D’Eusanio

**Others Present**

Maegan Herington, Office Mgr.

Kelly Spinning, Property Mgr.

President Miller called the meeting to order at 9:00a.m. He asked for a motion to approve the July 2015 minutes. **MOTION:** by Lori Bush to approve the minutes from July 2015. **Second:** Iris Altreche **VOTE:** All others: in favor

**Property Owner Section**

* Lot 1112- The concrete at the chapel needs to be fixed/replaced
  + Tom Miller: we need to look into fixing the whole structure, we cannot just fix the concrete because the structure is sitting on the concrete slab
* PO asked about some of the tax sale lots
  + Discussion about the upcoming tax sale was held
* Lot 5715- was told soil from sewer jobs was not being dumped by their property and they had questions regarding this matter. Discussion was held about no longer dumping any material from sewer jobs in the area.
* Lot 5716- There has been excessive speeding on Tribes Dr. – if you call security they do follow-up possible speedbump to be put in for 2016
* Lot 5910- There have been many bear sightings – is there anything we can do about them? No, it is best to leave them alone and if needed call security.
* Lot 4717- Is there any update on the screen enclosures? We are still waiting for the ordinance to go through, we will update you as soon as we have more information.
* PO wanted to say thank you for taking care of the trees and for adding the stop sign at Chickasaw/Aztec Drive.
* PO asked if we are changing garbage companies the end of the season? Yes. We are going with M&S Sanitation as of September 1, 2015 – Waste Mgmt will no longer be in contract with us
* PO asked if she can purchase check valves in the office? Tom Miller – yes, we have (2) types available in the office
* Lot 5910 – Can maintenance look into fixing the pothole at the entrance as you come into the community from Rt. 6? Tom Miller- Yes, we will look into fixing it

**Property Manager’s Report**

Kelly Spinning, Property Manager –

* Budget – We are preparing for next years’ budget. It’s been in the happenings for property owners to sign up, but currently we do not have many members for the committee. If anyone is interested in being on the committee please see Donna at the front desk.
* Bar – As of 8/7/15 the bar is ahead approx. $8500.00 compared to $4600.00 this time last year! We have received our 2016 liquor license.
* Pig Roast – the pig roast was July 18th. Everything went very well with Recreation collecting a profit of $931!
* Timberline has sent in a quote of $112,580.00 for a pole building enclosure for over the sewer plant.
* Wells – Over the last four weeks the wells have pumped on average just over 160,000 gallons which is higher from this time last year. July of 2014 we averaged 138,000. However the lower pool needed to be repaired which required it to be drained down several inches and then refilled.
* Tax Sales – The Pike County Tax Sale will be held on September 23, 2015 in Milford. 60 Trails End Lots are up for tax sale compared to 56 in 2014.
* Swim Team Championships – The Swim Team Championships were held here on August 8, 2015 with Trails End coming in third place. (Behind Hemlock 1st and Lake Adventure 2nd)
* At the last board meeting it was brought to my attention lot# 3631 across from the playground on Clubhouse drive was run down. Our office reached out to the property owner who agreed to deed the lot back to Trails End. The property owner is up to date on dues and taxes and has already paid the attorney fees for the transfer. We’ve forwarded his information on to Rich Henrys office.
* Security – 9 citations have been issued over the last month. The more notable offenses were trespassing at the upper pool after hours and two separate weapons violations, one for shooting a paintball gun and another for a BB gun.
* Rules Enforcement – We have 7 grievances this afternoon.

**Office Manager’s Report**

Maegan Herington, Office Manager

* We have collected 95% of current year’s dues and 79% of Prior dues as of August 13th
* We have received over $35,000 in dues payments through Paylease
  + One lot recently paid $5,812 through paylease
* We opened a Wells Fargo high-yeild savings account with the maintenance building mortgage loan
  + Shopped around with other banks and they offered the highest rate
  + Unlimited usage/checks can be written from the account
  + We will be paying back the POA for any money spent on the maintenance building that was not budgeted for
  + Jo-Ann Pollack and Tom Miller are on the accounts as well as myself and Kelly Spinning – we will have to add Lori Bush and Gerrylynn Haak
* Judgments will go out in October
* Joe Pagnani - a health insurance broker from The Benefit Group – is reviewing our benefit package for employees to see where we can improve them and shop around different insurance companies
* We have hired 2 new maintenance employees – 1 was for a dump attendant
* We have hired a new lifeguard and dealing with other staffing issues at the pool
* Started working on the budget – preparing for the first meeting coming up the end of August.

**Treasurer’s Report**

Lori Bush-

* Budget is on target

**MOTION:** by Gerrylynn Haak to pay bills. **Second:** Jo-Ann Pollack VOTE**:**  All in favor

**Rules Enforcement**

Bob Personette –

* There will be a grievance meeting today August 15th
* There are seven property owners meeting today
* We typically have 18-20 people grieve per season and we are on target with that this year

**Recreation/Entertainment**

* The Humane Society barbecue will be held tomorrow in front of the clubhouse
* The Chinese auction will be held next week in the clubhouse
* We also have the Hudson Blues band playing at the bar
* Zac Brown Band concert at Bethel Woods – a bus trip the end of August

**Sewer**

Bob Personette –

* We looked into building the structure around the sewer plant and it would be too costly at this time
* IOS rack has been installed
* We are still looking for a second sewer operator for Clint to train

**Maintenance**

JoAnn Pollack & Andy Gleiss-

* Jo-Ann Pollack -
* Maintenance has been fixing water leaks and hydrants as the season progresses
* The new maintenance building is coming along good
* 9 sewer lines have been repaired
* 23 lots have been cleaned to date
* Andy Gleiss – the maintenance building looks good, we have had many compliments on how it looks
* The staff has been working very hard
* The new garbage company should be good for the community

**Land-Use and Development**

Iris Altreche

* 10 - 1st letters have been sent
* 6 - 2nd letters have been sent
* 10 lots are on hold until they can come up and correct the issues
* 16 lots have been fined
* Land use goes off of the “see something – say something” policy – meaning all property owners can help. If you see something you can report it to the office or security

**By-Law Committee**

* The next Bylaw meeting will be August 29th in the office
* We need more POs in attendance, only one showed up at the last meeting

**Old Business**

* Tom Miller – water usage is up: we did repairs to the pools and have had a record number of people coming up this season

**Playground Committee**

Michele Murphy

* We are going to budget more money with next year's budget to add to the money budgeted for this year and we will look into getting everything done next year.
* The large pieces for the playground are very expensive

**New Business**

* A staff member from the Recreation Dept. would like to start a Trails End basketball team
  + he addressed the board with a letter explaining his plan
  + Listed what he would need to start the plan – Discussion was held about doing fundraisers to help raise money for the team
* PO asked if we can get seating at the sports complex - We will get a work order in to move the bleachers from the lower pool to the sports complex
* The office has been working on bids for the budget meeting – we will have someone come put a bid in for the sports complex
* We can look into getting the casino night back as a possible fundraiser - an outside company could have their own license to provide us with for a Casino Night theme party at the clubhouse

10:10am Executive Meeting - Regular Session opened at 11:38

* Lot 144 requested to have the board review their ban on guests - they can give a list of five guests. We will revisit the ban in 1 year
* Basketball courts need to be fixed as soon as possible
* Pavilion floor needs to be repaired – the boards are rough in spots causing splinters
* We will advise security they need to watch for speeding on Tribes and Wappinger
* Golf carts cannot park in the grassy area by the clubhouse

**MOTION:** by Gerrylynn Haak to close the meeting at 12:15pm. **Second:** JoAnn Pollack **VOTE:**  All in favor

Respectfully submitted,

Maegan Herington