**June 10th, 2017**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, June 10th, 2017 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.

**Members Absent**

Michele Murphy

Robert Personette

**Others Present**

Mike Cheblowski, Chief Homeland Security
Richard Henry, Attorney

Maegan Herington, Office & Personnel Mgr.

Kellyanne Spinning, Property Mgr.

President Miller called the meeting to order at 9:00a.m. Called for a motion to approve the May 2017 minutes.

**MOTION:** by Jo-Ann Pollack to accept the May 2017 minutes. **Second:** GerryLynn Haak **Vote:** All in favor

**Property Manager’s Report**Kellyanne Spinning, Property Manager

* Memorial Day Weekend –fewer property owners up over the holiday weekend compared to previous years with approximately 63 fewer lots accessed this year compared to last
* The power outage that occurred Saturday of MDW was due to a problem with a main fuse – Joyce Electric came on site and the problem was fixed in approx. 4 hours
* Bar – the bar grossed approx. $100 more than last year.
* Permanent Residents – received a letter from attorney Eric Hamill who is now representing the property owner who was reported last month because the lot was about to breach the 180 day/max. The letter was forwarded to Attorney Henry’s office for response.
* Water Usage – the wells have pumped an average of 135k gal/day. This is a significant rise compared to this time in previous years; however, the lower pool was cleaned and filled during this time as well
* Security is issuing contractor packets to all contractors coming on property they consist of the new Rules & Regulation, By-laws, and Covenants. To date 22 contractors have received the new packet.
* CS #4 successfully opened Memorial Day Weekend
* The gazebos ordered for the front of the clubhouse should be delivered and setup Monday
* Gypsy Moth spraying was postponed until next Monday morning weather permitting.

**Office Manager’s Report**

Maegan Herington, Office & Personnel Manager

* As of June 9th, 2017 we have collected 97% of current Dues
* As of June 9th, 2017 we have collected 30% of prior Dues
* 10 Repos were purchased as of yesterday - $100,000 each
* We have hired 3 new maintenance employees as well as most of our staff needed for the seasonal positions in Recreation, Concession, and Lifeguards
	+ Ads are posted online and in the newspapers looking for cooks for concession
* Remax sold 1 lot and we are awaiting response to our counteroffer on another
* The new Personnel Policy was put into effect and we have been issuing copies to all seasonal and full-time employees
* The bocce ball court and basketball court are complete and open. Maintenance will be working on a volleyball court in the near future – it most likely will not be operational for this season but will be for next season
* Pike County Workforce came in for a meeting and will be using Trails End as a job location yet again this year – we have asked for a compactor attendant/maintenance worker for the season
* 2 lots have defaulted on the May 30th installment for their 2017 Payment Arrangements
* The Game Room will be open for the season the last week in June and the Upper Pool will be open starting June 24th for the season – the Lower Pool will not open until the following week, June 30th

**Security Report**

Mike Cheblowski, Chief Homeland Security

* Memorial Day Weekend –
	+ 63 less lots entered compared to 2016
	+ Missing child was reported but found at the sports complex playing basketball
	+ There were several noise complaints – quiet hours are from 12am – 7am
* Golf carts need to be registered for 2017
* There is no parking in front of the clubhouse, handicap drop off is available at any time the clubhouse is open, contact security
* Tom Miller – we can make the whole parking area lining the park on Shohola Pky. Handicap parking

**Legal Report**

Richard Henry, Attorney

* Responded to the attorney representing the permanent resident

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

* Asked for a motion to pay the bills

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

**Rules Enforcement Committee**

Vincent D’Eusanio

* The next meeting is June 24th
	+ There are 5 people waiting to grieve and 1 write-in

**Concession/Bar**

Jo-Ann Pollack, GerryLynn Haak, Michele Murphy –

* Concession will open June 24th for the season
* Discussed the menu – tabled the discussion for executive session

**Recreation/Entertainment**
GerryLynn Haak -

* The Recreation Calendar is done
* Entertainment is all booked for the season

**Maintenance**

Jo-Ann Pollack & Thomas Miller -

* Maintenance has been working very hard getting everything ready for the season

**By-Law Committee**

Lori Bush & Patricia Carey

* Meetings are going well
* Rich Henry will get the changes when they are ready for review

Executive Session opened at 10:48am – Regular Session opened at 12:10pm

**MOTION:** by Jo-Ann Pollack to close the meeting at 12:11pm. **Second:** GerryLynn Haak VOTE**:**  All in favor

Respectfully submitted,

Maegan Herington