**June 9th, 2018**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, May 19, 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.

Sally Weidner, Office Manager

Mike Cheblowski, Chief, Homeland Security

Christopher Conklin, Homeland Security

President Miller called the meeting to order at 9:04a.m. Called for a motion to approve the May 19th, 2018 minutes.

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

**Property Owner Time –**

* Jean Capozucca Lot# 5910 & 5911 – Thanked the Board and Association for the second Bocce Ball Court as well as Chris from security for emailing back and forth during the winter regarding the snow.

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

* Memorial Day weekend went very well
* The 36 month electric service contract was signed and sent back over to Constellation
* New contract goes in effect the December 14 2018
* With the reduced pricing Trails End is estimated to save over $25,000 annually over the course of the new contract
* Everyone has copies of the water usage in their folders. We are currently averaging about 153k a day
* One pool was filled during this time
* Maintenance is working hard to locate and repair as many water leaks as possible.
* The position of shopper/ runner was filled
* We are good on lifeguards and concession staff. Maureen will be here next week
* Gypsy Moth Spraying took place on the morning of June 6th
* Received the application to renew our retail food license. That will be sent out next week.
* The 2018 Judicial sale list is available at the front desk
* 12 of Trails Ends lots are on the list.
* Maintenance installed an air conditioner in the bar this past week
* 4 hydrants were replaced along with 2’ of lateral line and 110’ of sewer lines

President Tom Miller - Lights in Bar are not dimming

* Work order will be submitted

**Security**

Christopher Conklin, Chief, Homeland Security –

* Memorial Day weekend went well
* 9 citations issued
* Barcode accesses were up with 30 more lots accessed this year than last year
* Passes were down from last year
* Citations are up this year as well

**Legal Report**

* Will assist office on filing civil compliants
* Two deed backs are in process

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

* As of June 6th 93% of current year dues have been collected and 114% prior year dues collected
* CD for the clubhouse fund has been set up

**MOTION:** by Gerrylynn Haakto pay the bills. **Second:** Patricia Carey **VOTE:**  All in favor

**Rules Enforcement Committee**

Bob Personette –

* 8 property owners attended June meeting
* Have another 8 lined up for the next meeting

**Concession/Bar**

Jo-Ann Pollack & GerryLynn Haak –

* The Concession and bar did well over the holiday weekend
* Concessions income was $4486.25 compared to $4123.25 last year
* The Bar’s income was $2865.50 about $19 less than last year

Michele Murphy asked about the policy regarding smoking in front of the clubhouse

* Must be 50 feet from door to smoke
* Vaping will be considered the same as smoking

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

* Entertainment was good over the holiday weekend
* Both nights were very busy in the clubhouse
* Will not have three days of entertainment for July Fourth due to the way the holiday will fall
* Tickets went on sale Memorial Day weekend for the Broadway show “The Bronx Tale” and concert
* Working on Sip & Paint dates

**Sewer**

Bob Personette –

* Reaching out to local banks shopping for mortgages
* Working with the contractor and engineer
* Want to break ground in September

**Maintenance**

Thomas Miller –

* Underground truck had racks installed
* *Discussion held regarding sewer leaks*
* Still searching for a contractor to build the life guard shack

**Land Use**

Iris Altreche –

* 23 – 1st letters

2 – 2nd letters

0 – Holds

16 – Complied

0 – Fines

**Contracts –**

Vincent D’Eusanio Jr. –

* Reached out to ballot counting companies
* True Ballot can come out to meet with the Board or do a video conference
* By-Laws will need to be changed to reflect the use of a ballot counting company
* A resolution can be made if the new By-Laws are not approved prior to the next election
* *Discussion Held*

**By-Laws –**

Patricia Carey & Lori-Ann Bush –

* Election process is first priority

9:40am Executive Session – Regular Session opened at 11:03am

President Miller called for a motion to accept the terms agreed upon in executive session for lot# 3214.

**MOTION:** by GerryLynn Haak **SECOND:** Michele Murphy **VOTE:** All in favor

**MOTION:** by Patricia Carey to close the meeting at 11:06am **Second:** Iris Altreche **VOTE:**  All in favor

Respectfully submitted,

Kelly Spinning