**September 15th, 2018**

Shohola Falls Trails End Property Owners Association, Inc. held a Board of Directors meeting in the Association Office on Saturday, September 15, 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

**Others Present**

Kelly Spinning, Community Manager

Richard Henry, Attorney

Christopher Conklin, Lieutenant, Homeland Security

President Miller called the meeting to order at 9:04am. President Miller called for a motion to approve the August 25th 2018 minutes.

**MOTION:** by Patricia Carey to accept the August 2018 minutes. **Second:** Iris Altreche **Vote:** All in favor

**Property Owner Time –**

* Gerald Rabinowtiz Lot# 1981 – Been seeing kids riding in the back of pick-up trucks or on the drivers laps. Can Trails End add something to the Happenings?
	+ Yes. Management is looking into this issue and how best to handle it.
* Bob Fitzgerald Lot# 3415 – Trails End can add a sign in the front of the community reminding property owners we are also governed under state law.
* Paul Carmichael Lot#4231 – Wanted to say thanks to the Board and employees for being professional and helpful.
* Catherine Donohoe Lot# 3909 – Thank you for the lane line in the lower pool. It was getting use this summer.
* Barbara King Lot# 5015 – Asked about information on a second exit for Trails End in case of an emergency.
	+ Work has been done to the old entrance. The road is highly accessible.
	+ The other exit off Wappinger Lane is located between two properties. Due to the close proximity to these properties putting an emergency gate there would not be optimal at this time.

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

* Everyone has copies of the water usage in their folders. We are currently averaging less than 160k gallons a day which is about the same as this time last year.
* The Liquor License has been renewed
* The pools are closed for the season
* Beginning this week the dump is open Wednesdays, Saturdays and Sundays. The office will be closed Sundays and Mondays beginning tomorrow September 16th.
* A $4,000 donation was made to the Shohola Township Fire Dept. and donations of $319 each were made to the local food pantries.
* The Halloween party scheduled for October 6th is sold out. There will be trunk or treating and a hayride. The concession and bar will be open thru the weekend as well.
* Just a reminder the Pike County Tax Sale will be held on Wednesday Sept. 19 in Milford at the Court House.
* This year we had 28 Payment plans with two property owners defaulting.
* The Budget mailing will be going out the beginning of next month
* The back gate road has been refinished to make way for the supplies and materials needed for the new sewer plant building. 42’ of lateral line, 4 Hydrants, 12’ of main and 345’ of sewer lines were replaced.

**Security**

Christopher Conklin, Homeland Security –

* Eventful Labor Day weekend
* 20 citations were issued
* There were 2215 barcodes accesses in 2017 over Labor Day weekend compared to 2167 this year
* 613 gate passes were issued this year. Up 37 from last year
* 125 citations have been issued year to date
	+ *Discussion Held*

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

* As of September 13th 96% of 2018 dues have been collected and 148% of prior dues have been collected.

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

**Rules Enforcement Committee**

Bob Personette –

* 31 grievances so far this year
* Will attempt to have an October Meeting

**Budget –**

Thomas Miller –

* The Board, budget committee and the community manager have worked hard on the 2019 Budget
* The 2019 dues will be increased by $50.00 to $1545.00 per property
* This increase is in part from inflation, the sewer plant building and putting money away into Capital Reserves
* The Association accountant agrees this is the right course for the community
	+ *Discussion Held*

**Motion:** by GerryLynn Haak to approve the projected 2019 budget with a $50.00 increase.

**Second:** Lori-Ann Bush **Vote:** All in favor

**Concession/Bar**

Jo-Ann Pollack & GerryLynn Haak –

* As of September 13th concession income was $82,859.65 with purchases totaling $60,317.33 leaving a profit of $22,542.32.
* As of September 13th bar income was $28,761.25 with purchases totaling $16,073.79 leaving a profit of $12,687.46.

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

* Labor Day Carnival was a success
* The Halloween Party is sold out
* Tonight is a pot luck dinner in the clubhouse
* Over all a great year for entertainment
* Any suggestions are welcome for the upcoming season

**Sewer:**

Thomas Miller & Bob Personette –

* In regards to the sewer plant building: We are ready to break ground October 1st
* The mortgage is not scheduled to close until after this date
* Need a motion to use money from Capital to make the first payments to the contractor and have the mortgage funds pay capital back.

**Motion:** by Bob Personette to take money out of Capital to start payments on the sewer plant building **Second:** Patricia Carey **Vote:** All in Favor

**Maintenance**

Thomas Miller –

* Back to the off season routine
* In the process of site prep at the sewer plant
* Getting roads ready for winter

**Land Use**

Iris Altreche –

* 1st Letters – 10

2nd Letters – 3

Hold – 0

Fined – 0

**By-Laws –**

Patricia Carey & Lori-Ann Bush –

* Two meetings held
* Copies are in everyone’s file
* Will discuss next meeting

**Contracts –**

Vincent D’Eusanio Jr. –

* Homeland Security submitted their new contract
* Will review prior to next meeting

9:52am Executive Session – Regular Session opened at 12:45pm

**MOTION:** by Lori Ann Bush to close the meeting **Second:** Patricia Carey **VOTE:**  All in favor

Respectfully submitted,

Kelly Spinning