

Board of Director's Meeting

June 17, 2023

9:00 AM Board Room

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, June 17, 2023 at 9:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Secretary – GerryLynn Haak

Members Present:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

Michele Murphy

Patricia Carey

Robert Personette

Others Present

Mike Chlebowski, Homeland Security

Richard Henry, Trails End Attorney

Sherry Ranaudo, Property Manager

Arielle Johnson, Front Desk Receptionist

President Pollack called the meeting to order at 9:00 A.M.

MOTION TO ACCEPT MINUTES:

MOTION: Kevin Dille SECOND: Iris Altreche VOTE: All in favor

Property Owner Time

- Lot #5534 PO stated he previously received a ticket for being a few days expired on a permit and a failure to extend. Board told him they would look into it and get back to him. PO expressed concern about another lot that has a sink hook up and 2 sheds. Reply was camp sinks hooked up to a hose is okay and shed is actually a gazebo.
- Lot #5837 PO had an incident in front of his property and is happy with how it was taken care of immediately.
- Lot #948 Horse shoe pits are full of rocks currently. Requested that sand is added instead.
- Lot #5534 Do we send out letters to PO's whose lots are an eyesore & disarray? (Yes)

Presidents Report – Jo-Ann Pollack

Committees Assigned:

- Rules Enforcement – Robert Personette, Kevin Dillie
- Security – Thomas Miller, Iris Altreche, Kevin Dille
- Concession/Bar – GerryLynn Haak, Michele Murphy
- Recreation – GerryLynn Haak, Patricia Carey
- Sewer – Robert Personette
- Maintenance – Thomas Miller, Jo-Ann Pollack, Brian Fitzpatrick
- Land Use – Lori-Ann Kinney-Bush, Brian Fitzpatrick
- By-Laws – Patricia Carey, Lori-Ann Kinney-Bush
- Contracts – Kevin Dille, Thomas Miller
- Personnel Policy – Patricia Carey, Kevin Dille, Jo-Ann Pollack
- Entertainment – Michele Murphy, GerryLynn Haak

Office Report - Sherry Ranaudo

- The office is busy with the season started
- Letters are being sent out for land use, citations & dues.

Security Report – Mike Chlebowski - Homeland Security

- Memorial Day – 19 Citations, 10 Warnings, Access had 257 more entries than last year. 120 more passes than last year.
- 2199 Entrances though the outside gate.
- 1521 Entrances on the inside gate.
- 57 Citations for the year.
- 1 Altering a green area.
- 3 ATV
- 1 Barcode violation
- 4 Burn Ban violations
- 4 Construction without a permit violations.
- 6 Disorderly
- 3 Stop Sign violations
- 7 Illegal dumping's
- 1 Littering
- 1 Reckless Driving
- 3 Reckless endangerments
- 2 Speeding
- 18 Trespassing
- 2 Unleashed Dogs
- 11 Warnings for the year
- 1 Underaged Golf cart driver
- 7 Stop Sign Warnings
- 1 Noise Violations

Legal Report – Richard Henry, Trails End Attorney

- Nothing to report at this time.

Treasurer's Report – Lori-Ann Kinney-Bush, Treasurer

- Budget is on point.
- Good collection on dues.
- Back dues are coming in steadily.

MOTION TO PAY BILLS:

MOTION: Jo-Ann Pollack SECOND: Gerry-Lynn Haak VOTE: All in favor

COMMITTEE REPORTS

Rules Enforcement: Bob Personette

- The last meeting went well.
- Six people are currently scheduled to attend the next grievance meeting.
- Next grievance meeting will be July 8, 2023.

Concession/Kitchen/Bar – GerryLynn Haak

- Concession/Kitchen open today & tomorrow.
- Fridge for bar is down in back. Part is ordered and will take 2 weeks until it's fixed.

Sewer - Robert Personette

- Everything is running well.

Maintenance - Thomas Miller

- Maintenance has been very busy preparing for this season.
- Fixed issues addressed at last meeting.

Land-Use: Brian Fitzpatrick

- 80 Letters sent.
- 23 in compliance.
- Working on 57 to get them into compliance.

By-Laws – Patricia Carey

- Tabled

Contracts - Kevin Dille

- Currently monitoring electric usage.
- Saved 180,000 from last year.
- Paying .83 currently. Under contract for 2 Years.

Old Business

- No old business.

New Business

- Proposed to switch smoking & non-smoking gazebo's (Smoking to be moved further away from playground.)
- Maintenance Department currently understaffed.
- Looking into a company on a messaging system for Trails End. 2-3 Numbers per lot & an email for alerts for information in Trails End. (Burn Ban & Boil Advisory)
- Proposed for Election "Meet the Candidates" to be moved one week sooner. Moved to week before. Change to be announce in the happenings for July 16th
- Deadline for papers is first Sunday in July (July 2nd) Must be submitted by July 2nd
- Election Committee was formed.

NEXT MEETING: July 15, 2023, 9AM, in the Board Room.

MOTION TO CLOSE MEETING:

MOTION: Lori-Ann Kinney-Bush

SECOND: Iris Altreche

VOTE: All in favor

Meeting adjourned @ 11:39 AM

Respectfully submitted,

Arielle Johnson – Front Desk Receptionist
Shohola Falls Trails End POA