



SHOHOLA FALLS

Trails End

Property Owners Association

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www.trailsend.org

Board of Director's Meeting

April 15, 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, April 15, 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:

Patricia Carey

Robert Personette

Lori-Ann Kinney-Bush

Michele Murphy

Brian Fitzpatrick

Members Excused:

Iris Altreche

Others Present:

Mike Chlebowskj, Homeland Security

Richard Henry, Trails End Attorney

Sherry Ranaudo, Property Manager

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

Motion to accept minutes: Kevin Dille

Second: Michele Murphy

Vote: All in favor

Property Owner Time:

Lot 4315: Volleyball net needs to be raised (regulations). Softball field needs to be raked out. Walkway from pool area to basketball court very dark. Can we put a light/sky light in?

Tribes – sign in the road 'big dip' needs to be cleaned/repared.

Lot 4204 – ‘Veteran Voices’ approved to put material out at flea markets and BBQs.

Lot 1952 – Requesting speed bump to slow vehicles down. Board will look into.

Lot 3433 – Lightening regulations. Some properties have lights on all the time. Board went over rules and regulations.

Executive Session

President: Jo-Ann Pollack

Office Report: Sherry Ranaudo

Spring mailings ready to go. ATM ordered for Concession. Porta Johns ordered for the Courts. Maintenance working with Pocono Interiors on new floor for Concession. Seasonal employment applications started coming in. Land Use letters on permanent windows on screen porches and disarray lots went out. Perm counts are being track and letters being sent out when needed. Office will be open seven days a week starting the second week in May.

Security Report: Mike Chlebowski – Homeland Security

12 incident reports including medical, burn ban, verbal, backed into gate, dumping in green area, bar code violations and other. License plate recognitions plates ordered. Cameras upgraded comfort station 6. Question – can we include comfort station 12? Answer – yes.

Treasurer’s Report – Lori-Ann Kinney-Bush

Everything looks good. Our accountant is finishing up our audit.

Motion to pay bills: GerryLynn Haak

Second: Michele Murphy

Vote: All in favor

Legal Report: Richard Henry, Trails End Attorney

Nothing to report at this time.

COMMITTEE REPORTS

Rules Enforcement – Robert Personette

Meeting scheduled for May 27, 2023 at 9AM.

Concession / Kitchen / Bar – GerryLynn Haak / Jo-Ann Pollack

New knobs on the grill installed.

New flooring to be installed.

Maintenance is cleaning, painting, and getting everything ready.

Recreation – GerryLynn Haak

Main events all books. We have added some additional events.

Entertainment – Michele Murphy

Season is all booked. DJ's Friday, Band Saturday's. Outside / Inside events, weather permitting.

Sewer – Robert Personette

Fine, not problems.

Maintenance – Thomas Miller

Well pump #2 needs to be replaced. We have the money in reserves for it.

More speed bumps need to be ordered. Sherry to have Dale order.

Concession carpets need to be cleaned.

Swim team shack needs to get done.

Land Use – Lori-Ann Kinney-Bush, Brian Fitzpatrick

Office working with security on letters being sent out.

By-Laws – Patricia Carey

No up date at this time.

Contracts – Kevin Dille

All up to date.

Motion to purchase trip van:

Motion: Thomas Miller

Second: Brian Fitzpatrick

Vote: All in favor

Motion to add to the Rules & Regulations an additional \$85.00 per day, totaling \$100.00 per day, to the fee for fable abuse of the 180 days rules pursuant to section 12.1 B.

Motion: Thomas Miller

Second: Patricia Carey

Vote: All in favor

OLD BUSINESS: none

NEW BUSINESS: suggestion made to look at registration on trailers/utility trailers on lots that are being stored there.

NEXT MEETING: May 20, 2023

Motion to close meeting:

Motion: GerryLynn Haak

Second: Brian Fritpatrick

Vote: All in favor

Meeting adjourned

Respectfully submitted,



Sherry Ranaudo – Property Manager

Shohola Falls Trails End POA