

February 12, 2022

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Clubhouse on Saturday, February 12, 2022 at 10:13 A.M.

ROLL CALL:

Officers Present

President- Jo-Ann Pollack
Vice President- Kevin Dille
Treasurer- Thomas Miller
Secretary- GerryLynn Haak

Members Present

Patricia Carey
Vinny D' Eusanio Jr.
Michele Murphy
Iris Altreche
Lori-Ann Kinney-Bush

Members Excused

Robert Personette

Others Present

Mike, Cheblowski, Chief Homeland Security
Richard Henry, Attorney
Sherry Ranaudo, Office Manager
Nancy Richards, POA Office

President Pollack called the meeting to order at 10:13 A.M. The minutes from the previous BOD meeting are being adjusted and will therefore be put to an email vote.

Property Owners Time

- Property owner asked if we are looking into alternative forms of electricity. Thomas Miller replied, good idea, but we do not have a good source of running water for hydroelectricity. Windmills were suggested, Thomas Miller replied we do not receive enough wind to generate them. When the clubhouse is renovated, they could consider putting solar panels on the roof.

Presidents Report

Jo-Ann Pollack

Committees Assigned:

- Rules Enforcement – Robert Personette, Kevin Dille
- Security – Thomas Miller, Iris Altreche
- Concession/Bar – GerryLynn Haak, Michele Murphy
- Recreation – GerryLynn Haak, Patricia Carey

- Sewer – Robert Personette
- Maintenance – Thomas Miller, Jo-Ann Pollack
- Land Use – Vincent D'Eusano, Jr., Lori-Ann Kinney-Bush
- By-Laws – Patricia Carey, Vincent D'Eusano, Jr., Lori-Ann Kinney-Bush
- Contracts – Kevin Dille, Lori-Ann Kinney-Bush
- Personnel Policy – Kevin Dille, Patricia Carey, Vincent D'Eusano, Jr.
- Entertainment – GerryLynn Haak, Michele Murphy

Security

Chief, Michael Chlebowski, Homeland Security

- 1 Medical Call
- No Citations for 2022
- 55,106 barcode accesses for all of 2021, which is down from the year before
- 29,705 inside gate accesses, which is almost 5,000 more from the year before
- 65 citations for 2021, which is down from the year before

Legal Report

Richard Henry, Attorney

- No legal reports at this time

Treasurer's Report

Thomas Miller, Treasurer

- Trails End is right on par in regard to the income of dues
- 8 repurchase agreements have been placed into short term bank accounts
- Trails End is in good financial standing
- The usage of electricity has gone up significantly
- Contracts with electrical companies are being investigated to get the best rate for Trails End
- The increased use of electricity will factor into the price of next year's dues
- Trails End has a sound reserve of emergency funds in place
- Called for a motion to pay the bills

MOTION: By Lori-Ann Kinney-Bush to pay the bills. **Second:** Patricia Carey. **VOTE:** All in favor

Rules Enforcement Committee

Robert Personette- not present

- Nothing addressed at this time

Recreation

Patricia Carey & GerryLynn Haak

- Nothing addressed at this time

Entertainment

Michele Murphy

- The event calendar for the year was discussed
- Recommended bands play inside the clubhouse and outside for special events
- Trails End Turns 50 Celebration this summer

- Anyone who has old pictures/ memorabilia can send content to the trailsendturns50@gmail.com email to participate in a slideshow
- Trails End 50 will be announced on the website

Land Use

Vincent D' Eusanio

- Property owners can use blue or non-earth-toned colored tarps in the off season in the event of an emergency and should notify the office if they do
- A first-time offence is considered a violation
- Property owners can receive up to three letters when they utilize a blue tarp

By-Laws

Patricia Carey & Lori-Ann Kinney-Bush

- By-Laws meeting scheduled for 3/12/22 at 9:00 A.M.

Contracts

Kevin Dille & Lori-Ann Kinney-Bush

- AM Skier contract was renewed for 2022
- The cost of electricity has doubled for the past four consecutive months since this time last year
- There is an increase in property owners utilizing the electricity when they are not on property, this includes using electrical heaters
- It is important for property owners to conserve electricity and if they are having issues, they need to report it right away
- Recommendation made that Trails End go into a three-year contract with IGS.

MOTION: By Thomas Miller to agree to the IGS electricity contract **SECOND:** Michelle Murphy **VOTE:** All in favor

Maintenance

Jo-Ann Pollack & Thomas Miller

- Comfort Station 6 will have its roof repaired when the weather breaks
- Maintenance is using sweepers to clear the roads of snow
- Maintenance is well staffed right now
- The supervisor position for the sewer plant is being looked into
- Posts are being placed around the guard shack to prevent vehicles hitting into it
- Water usage and costs have increased due to broken pipes and to property owners leaving their hydrants on when they are not here
- Property owners need to disconnect their hoses from their hydrants when they are not actively utilizing them
- In the winter, or during a power outage, water can freeze in the hydrants and maintenance will have to replace them at the expense of the property owner
- The EPA monitors our water usage, and they are expressing concern over how much Trails End is using
- A letter will be sent out to property owners with the spring mailing to inform them of this increase
- Trails End will go back to normal this year, with events taking place both inside and outside

Property Manager's Report

Sherry Ranaudo

- The office is functioning great
- There is a lot of work going on and the office is getting back on track with keeping records and logs
- Weichert Real Estate's contract was signed
- There are property owners that have passed their 180-day time limit and letters will be delivered to them
- The carnival deposit was made

Break for Executive Session

Return from Executive Session

Resolution from Executive Session

- Adapt to resolution # 22-01 to include all the things discussed in executive session to add Vice President Kevin Dille to all Shohola Falls Trails End bank accounts and as a signer

MOTION: By Thomas Miller to adopt a resolution for banking purposes **SECOND:** Lori-Ann Kinney-Bush

VOTE: All in favor

The next BOD meeting will be March 12, 2022 at 10:00 A.M.

MOTION: By Michelle Murphy to end the meeting **Second:** Kevin Dille **VOTE:** All in favor

Meeting Adjourned 2:41 P.M.

Respectfully submitted,

Nancy Richards
Trails End POA