



SHOHOLA FALLS

*Trails End*

Property Owners Association

190 Shohola Parkway South, Shohola, Pennsylvania 18458

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[www.trailsend.org](http://www.trailsend.org)

Board of Director's Meeting

January 21, 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, January 21, 2023 at 9:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Thomas Miller

Secretary – GerryLynn Haak

Members Present:

Patricia Carey

Robert Personette

Iris Altreche

Lori-Ann Kinney-Bush

Michele Murphy

Brian Fitzpatrick

Others Present

Mike Chlebowski, 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:

MOTION: Michele Murphy

SECOND: Lori-Ann Kinney-Bush

VOTE: All in favor

Property Owner Time

- Lot 4212 – Shed delivery - Motorcycle parked on circle can be moved onto property

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

- Land Use Report regarding abandoned car letters – property owners responding to letters
- Office staff – getting ready to hire for season.
- Maintenance staff – hired new employee starting next week, still looking for another custodian
- Swim Team Office in clubhouse – floor being worked on, est. amount \$800/\$1,000
- New Swim Team Office will move down by lower pool
- Lori-Ann Kinney Bush requested Tiger sign for new office
- Concession needs work – floor area behind register needs replacing, grill missing handles need to be replaced – Per Tom Miller Maintenance to call Pocono Interior for estimate

#### Security Report – Mike Chlebowski - Homeland Security

- 99 Citations, 399 in 2021
- Gate down 3,40 less (inside), 700 less (outside)
- TEM contract – (got quotes), will digitalize plate & put in system

#### Treasurer's Report - Thomas Miller, Treasurer

- October, November & December all in good standing
- Next meeting – distribution of left over funding

#### MOTION TO PAY BILLS:

MOTION: GerryLynn Haak      SECOND: Patricia Carey      VOTE: All in favor

#### Legal Report – Richard Henry, Trails End Attorney

- 29 vehicles (distress)
- Ordinance / License salvage company – write a letter & send out – can have a salvage company get rid of vehicle after certain amount of time
- Only 8 out of 29 have not responded

#### COMMITTEE REPORTS

#### Rules Enforcement – Robert Personette

- Send out letters in March to PO's scheduled for Grievance
- Rules Enforcement Meeting (Grievance) to be held in April

#### Concession/Kitchen/Bar – GerryLynn Haak

- Look around and see what work is needed
- Maintenance currently cleaning and making a list

Recreation – Patricia Carey

- Will be starting on schedule soon

Entertainment – Michele Murphy

- Schedule is looking good

Sewer - Robert Personette

- Running well, no issues at all

Maintenance - Jo-Ann Pollack & Thomas Miller

- Major leak on Wappinger
- Reminded Maintenance if digging in front of PO's trailer need to notify office so they can call PO's
- One Maintenance personnel left need to hire another along with another custodial person
- Winter thaw will be lifted by the Maintenance Supervisor, probably around two weeks

Land-Use – Lori-Ann Kinney Bush

- We're on top of it, some are complying

By-Laws – Patricia Carey

- Nothing to report at this time.

Contracts - Kevin Dille

MOTION to accept TEM Contract:

MOTION: Thomas Miller                      SECOND Michele Murphy                      VOTE: All in favor

Old Business

- None to discuss at this time.

New Business

- Swim Team – Trails End will be hosting Championships here at Trails End on August 5<sup>th</sup>
- Will need community help – create committees and have them sign up before hand
- Will advertise on FB
- Trails End to get moderator to change name

MOTION TO ADD CHERYL RANAUDO TO THE SIGNATURE CARDS AT WAYNE BANK:

MOTION: Michele Murphy                      SECOND: Kevin Dille                      VOTE: All in favor

MOTION TO ADD KEVIN DILLE TO THE SIGNATURE CARDS AT WAYNE BANK:

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

MOTION TO REMOVE VINCENT D'EUSANIO JR FROM THE SIGNATURE CARDS AT WAYNE BANK:

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

No meeting in February

Next meeting March 11, 2023 @ 9:00 AM in the Board Room

MOTION TO CLOSE MEETING:

MOTION: Thomas Miller

SECOND: Iris Altreche

VOTE: All in favor

Meeting adjourned @ 1:17 PM

Respectfully submitted,

A handwritten signature in black ink that reads "GerryLynn Haak". The signature is written in a cursive style with a large, stylized "H".

GerryLynn Haak Secretary

Shohola Falls Trails End POA