



SHOHOLA FALLS

Trails End

Property Owners Association

190 Shohola Parkway South, Shohola, Pennsylvania 18458

(570) 296- 8542 •Fax (570) 409-1037

www.trailsend.org

Board of Directors Meeting

January 25, 2025

10:00 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 25, 2025 at 10:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller

Michele Murphy

Robert Personette

Brian Fitzpatrick

Patricia Carey

Iris Altreche

Members Excused:

Vice President – Kevin Dille

Secretary- GerryLynn Haak

Others Present:

Lt. Chris Conklin, Homeland Security

Attorney Rich Henry – Richard B. Henry & Assoc.

Attorney Woodrow Martin – Richard B. Henry & Assoc.

Sherry Ranaudo, Property Manager

Victoria Matassov, Asst. Property Manager

President Pollack called the meeting to order at 10:00 A.M. Called for a motion to approve the December 7, 2024 minutes with corrections

MOTION: by Brian Fitzpatrick to accept the December 2024 minutes with corrections

SECOND: Lori-Ann Kinney-Bush **Abstained:** Iris Altreche **Vote:** All in favor

Property Owner Time

- Lot #4215 - Keep up the good work

Office Report - Sherry Ranaudo – Property Mgr.

- Perm counts up to date, 2 new letters sent out
- The audit for 2024 is scheduled for 2/12/25
- Quarterly dates were set up for 4/10, 7/10, 10/9, and 1/9/26
- Working with Lori Bush updating all bank account and investments in CDARS and ICS's
- Victoria Matassov is now a Notary

Security Report – Chris Conklin – Lt. Homeland Security

- 88 Lots affected by the storm contacted PO's
- Perm counts, 2 lots over 180 days and 2 lots within 180 days
- Verbal warning given for loose dog
- 55 Land use issues: 43 violations, 6 complied, and 6 are snow covered

Legal Report – Richard Henry - Attorney

- Introduced new Associate from his office Attorney Woodrow Martin
- Recommendation for Tax sales, have a copy of all tax postings listed for the office and security

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

- Bar & Concession totals for 2024
Concession: Income \$82,204, Expense \$79,515 / Bar: Income \$34,270, Expense \$22,050
- Repo investments are no longer available, instead invested in CDARS and ICS so far this year
\$300,000 in CDARS at 4.11% and \$400,00 in ICS at 2.5%
- Need to remove Vincent D'Eusano Jr. from all Shohola Falls Trails End POA and Trails End Land Company bank accounts

MOTION: by Patricia Carey to pay the bills **SECOND:** Iris Altreche **VOTE:** All in favor

Rules Enforcement – Robert Personette, Kevin Dille

- First meeting for 2025 will be held in May and will be scheduled at the next meeting

Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy

- Closed for Season

Recreation - Patricia Carey, GerryLynn Haak

- Nothing to report at this time

Entertainment: Michele Murphy, GerryLynn Haak

- Entertainment is all booked for 2025
- First weekend of live music Saturday, June 28th

Sewer - Robert Personette

- The plant is running normal for this time of year

Maintenance – Thomas Miller, Brian Fitzpatrick

- Maintenance is working on snow removal
- Need to hire seasonal workers for the upcoming season
- Still accepting estimates for generators, 1 for Maintenance, 1 for Security

Land-Use: Brian Fitzpatrick, Patricia Carey

- Nothing new for now
- Will update at the March 8th meeting

By-Laws – Patricia Carey, Lori-Ann Kinney-Bush

- Need to start reviewing
- Need to look at the calendar to set up a meeting

Personnel Policy – Patricia Carey, Kevin Dille

- Review of Personnel Policy in Executive meeting

Contracts - Kevin Dille, Thomas Miller

- Attorney Henry's contract is up for renewal
- All other contracts are up to date

Executive Session opened/closed – Regular Session opened

MOTION: by Brian Fitzpatrick to accept AM Skier's 2025 Insurance Policy Renewal

SECOND: Lori-Ann Kinney-Bush **VOTE:** All in favor

MOTION: by Brian Fitzpatrick to approve the updated Shohola Falls Trails End POA Personnel Policy

SECOND: Robert Personette **VOTE:** All in favor

MOTION: by Bob Personette to remove Vincent D'Eusano Jr. from all Trails End bank accounts specifically Wayne Bank accounts as he is no longer treasurer **SECOND:** Patricia Carey **VOTE:** All in favor

NEXT MEETING: March 8, 2025 at 9AM in the Board Room all invited to attend

MOTION: by Lori-Ann Kinney-Bush to close the meeting **SECOND:** Brian Fitzpatrick **VOTE:** All in favor

Meeting adjourned @ 1:25pm

Respectfully submitted,

Victoria Matassou

Assistant Property Manager
Shohola Falls Trails End POA