



SHOHOLA FALLS

*Trails End*

Property Owners Association

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www.trailsend.org

Board of Director's Meeting

July 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, July 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:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

Michele Murphy

Patricia Carey

Robert Personette

Others Present:

Mike Chlebowski, Homeland Security

Sherry Ranaudo, Property Manager

Arielle A. Johnson, Front Desk Receptionist

Absent:

Richard Henry, Trails End Attorney

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

MOTION TO ACCEPT MINUTES:

MOTION: Patricia Carey      SECOND: Kevin Dille      VOTE: All in favor

Property Owner Time

- Lot #614 Concerned about properties that are not being taken care of. Also expressed concerns that drains are clogged from rain. PO was made aware that Maintenance is in the process of cleaning up after the rain storms.
- Lot #4526 asked about a 10 year plan to make necessary improvements to our electrical and water systems. Shared some suggestions and recommendations that he will forward to the office for the board to review.

- Lot #2422 PO of 18 years understands nobody wants to pay more for dues. Other parks pay more. PO stated that it's a campground and others should lower their expectations.
- Lot #4528 Said that there are other solutions to changing the lines underground like cement conduit. Also thank the Security Department for their fast response and help when his wife broke her hip last year. Thought Trails End might want to honor our vets by hanging military pictures on our poles. Everyone thought that was a great idea. PO to look into it further.
- Lot #4525 PO asked what new cameras at the gatehouse are for. Board explained they are for tracking vehicles. PO also questioned where the blue mailbox went for mailing out. It was removed by the post office because drop boxes are located in each main mail box. PO also stated that the road entrance from Rt 6 needs repairs and should be the nicest part of the road.
- Lot# 4803 PO asked what was being done about the abandoned comfort stations. They were being fixed one-by-one but it was put on hold. There are still plans to rehab them rather than knock them down. PO was also curious if they were allowed to clean up the green areas; no, it is supposed to stay natural.
- Lot #5910 PO would like for mailings to only be sent once and in one envelope to reduce waste.
- Lot #4529 Water pressure is better, but still an issue; well was shut down and being repaired.

#### Presidents Report – Jo-Ann Pollack

- No one submitted any papers to run for the Election this year, therefore, there will not be an election.

#### 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

- Office is busy, but good. Nothing new to report.

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

- Grill fire; was able to be put out without intervention of the fire department. Security put it out with a fire extinguisher.
- 2054 Barcode entries, 623 guest passes during holiday weekend
- 73 Citations for 2023; up from last year.
- 1 Trespassing
- 4 building w/o permits

- 1 Tree Citation
- 1 Altering in a green area
- 1 Underaged driver on a golfcart
- 1 Reckless Endangerment
- 3 Disorderly
- 1 Speeding
- 1 Discharging a firearm (BB Gun)
- 2 Medical Calls
- 1 Misc; someone stole trash from a property

Legal Report – Richard Henry, Trails End Attorney

- Unavailable to attend. Nothing to report at this time.

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

- Currently on Budget
- Dues are still coming in
- Waiting on Accountant

MOTION TO PAY BILLS:

MOTION: Michele Murphy      SECOND: Gerry-Lynn Haak      VOTE: All in favor

COMMITTEE REPORTS

Rules Enforcement: Bob Personette

- Grievance Meeting held on 7/8/23
- POs that were unable to attend will get added to next month meeting
- Next month meeting date to be announce shortly

Concession/Kitchen/Bar – GerryLynn Haak

- Staff really working well together
- Kitchen is closed on Wednesdays, Concession is open
- Still looking for additional cooks

Recreation: Patricia Carey/GerryLynn Haak

- Follow Recreation Calendar and The Happenings for all events, some new events were added

Entertainment: Michele Murphy, GerryLynn Haak

- Jason Aldean Concert went really well
- Spots still open for Texas Hold'Em
- Pig Roast BBQ will be held next week
- Family bowling event scheduled for Sunday
- Casino night will be for 21 and older and held in the Clubhouse
- All proceeds from Casino night will go to the Shohola Fire Department & local Food Bank
- Multicultural/Salsa Night was great and was very nice being held outside
- \$728 Multicultural/Salsa raffle collected
- \$364 went to winner & \$364 to be donated to Pike County Autism Services

- Suggestion made to add \$136 to the Pike County Autism Services donation to make it \$500
- New messaging system just approved, office personnel will be getting it up and running
- Messaging system will be utilized for property owners who are in good standing to receive text and email alerts for emergencies with in Trails End (boil advisories, burn bans, etc..)
- TechRadium is the company, Immediate Response Information System (IRIS)

MOTION MADE TO INCREASE PIKE COUNTY AUTISM SERVICES DONATION TO \$500

MOTION: Kevin Dille

SECOND: Lori-Ann Kinney-Bush

VOTE: All in favor

Sewer - Robert Personette

- Everything is running well
- Nothing new to report at this time

Maintenance - Thomas Miller

- Maintenance is short staffed, but doing good, need to keep advertising for more help
- Working on fixing damages from the recent rain
- Call the office to report anything you see Maintenance may not be aware of

Land-Use: Brian Fitzpatrick

- No new additional information to report from last month

By-Laws – Patricia Carey

- Nothing to report at this time

Contracts - Kevin Dille

- Nothing to report at this time

Old Business

- Discussion held again about the dangers of social media postings and responses from unofficial Face Book pages. Only Recreation and Homeland Security have an office Face Book page. If anyone is looking for information on Trails End please go to our website at [www.trailsend.org](http://www.trailsend.org) or call the office.

New Business

- To have adult swim lessons possibly using our lifeguards

NEXT MEETING: August 12, 2023, 9AM, in the Board Room.

MOTION TO CLOSE MEETING:

MOTION: Michele Murphy

SECOND: Patricia Carey

VOTE: All in favor

Meeting adjourned @ 2:45pm

Respectfully submitted,

Arielle Johnson – Front Desk Receptionist  
Shohola Falls Trails End POA