



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

July 20th, 2024

09:00 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 20th, 2024 at 09:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack
Vice President – Kevin Dille
Secretary – GerryLynn Haak
Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller
Iris Altreche
Brian Fitzpatrick
Robert Personette
Michele Murphy
Patricia Carey

Others Present:

Mike Chlebowski, Homeland Security
Sherry Ranaudo, Property Manager
Arielle A. Johnson, Front Desk Receptionist

Absent:

Richard Henry - Attorney

President Pollack called the meeting to order at 9:13 a.m.

Called for a motion to approve the May 18, 2024 minutes with corrections.

MOTION: by Michele Murphy to accept May 18, 2024 Minutes with corrections.

SECOND: Brian Fitzpatrick ABSTAINED: Thomas Miller, Kevin Dille VOTE: All in favor

Called for a motion to approve the June 29, 2024 minutes with corrections.

MOTION: by Michele Murphy to accept June 29, 2024 Minutes with corrections.

SECOND: Brian Fitzpatrick ABSTAINED: Iris Altreche VOTE: All in favor

Property Owner Time

- Lot #4315
- PO states that the summer has kicked off beautifully, there's lots of people here and the hayrides were great. He expressed thanks to the Trails End Staff for all their hard work.

Presidents Report – Jo-Ann Pollack (on all Committees)

Committees Assigned:

- Rules Enforcement – Robert Personette, Kevin Dillie, Brian Fitzpatrick (alternate)
- Security – Thomas Miller, Iris Altreche
- Concession/Bar – GerryLynn Haak, Michele Murphy
- Recreation – GerryLynn Haak, Patricia Carey
- Sewer – Robert Personette
- Maintenance – Thomas Miller, 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
- Entertainment – Michele Murphy, GerryLynn Haak

Office Report - Sherry Ranaudo

- The office is very busy
- A total of 150 golfcarts were registered so far this season, more stickers are being ordered

Security Report – Mike Chlebowski - Homeland Security

- Access for 4th of July Weekend (4th, 5th & 6th) were 2,219 entries: 696 Barcodes and 661 passes
- Some of the passes may have been owners because some don't use a barcode on their car
- There is one lot that has met the 180-day limit and four lots that are approaching 180 days. Letters have been sent to all.
- 9 incident reports
- 2 Medical calls
- 2 Fire incidents
- 1 citation for fireworks
- There have been quite a few dogs in common areas
- Helped free a deer that got stuck in the fence around the pool area
- Locked out some PO barcodes due to PO's photocopying them and handing them out.
- Problem with underage kids driving golfcarts, we have been addressing that
- Number of unregistered golfcarts, we have been addressing that
- There are a few unregistered lot rentals that security is aware of

Legal Report – Richard Henry - Attorney

- Richard Henry not present at this time

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

- Waiting on months end report.

MOTION TO PAY BILLS:

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

Rules Enforcement - Bob Personette

- There are a few cases for grievance
- A date for the next meeting will be set and announced shortly

Concession/Kitchen/Bar – GerryLynn Haak

- Bar and Concession are up and running, nothing new to report

Recreation - Patricia Carey, GerryLynn Haak

- There is a revised recreation calendar available at the office and game room with new dates
- August dates changed: 8/3 is Swim Champs and Sip & Paint, 8/10 is Tricky Tray, 8/17 is Murder Mystery, 8/24 is Radio bingo

Entertainment: Michele Murphy, GerryLynn Haak

- Entertainment change this weekend. Saturday night will now have 'DJ Hot Traxxs' instead of 'Until Sunrise' due to the band having to cancel.
- Request to send IRIS message out to let people know of change
- Everyone loved Kartune and people were very happy with the band

Sewer - Robert Personette

- Sewer plant operator waiting on new computer and software for the sewer plant
- Clint is currently doing the work manually

Maintenance – Thomas Miller, Brian Fitzpatrick

- Maintenance is fully staffed and running well
- #12 Comfort Station needs grip bars installed
- Replace boards on steps in front of clubhouse
- Steps by Clubhouse Pool need repairs, the first step sags
- Stairs from top pool to lower pool need some repairs as well

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

- Currently working with security, waiting on 30 day recheck

By-Laws – Patricia Carey

- Nothing to report at this time

Contracts - Kevin Dille

- Contracts are all up to date

Old Business:

- Still looking at vendors for tree-trimming

New Business:

- 2025 Budget meeting will be 8/24 and 8/31.
- PO's are welcome to sign up to be part of the committee

NEXT MEETING: August 10th at 9AM in the Board Room. All invited.

MOTION TO CLOSE MEETING:

MOTION: GerryLynn Haak SECOND: Lori-Ann Kinney-Bush VOTE: All in favor

Meeting adjourned @ 2:25 PM

Respectfully submitted,

Arielle Johnson

Front Desk Receptionist
Shohola Falls Trails End POA