



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 Director's Meeting

May 20, 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, May 20, 2023 at 9:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Officers Excused:

Secretary – GerryLynn Haak

Members Present:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

Members Excused:

Michele Murphy

Patricia Carey

Robert Personette

Others Present

Mike Chlebowski, Homeland Security

Richard Henry, Trails End Attorney

Sherry Ranaudo, Property Manager

Arielle Johnson, Front Desk Receptionist

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

MOTION TO ACCEPT MINUTES:

MOTION: Tabled, quorum not present.

Property Owner Time

- Lot # 4315 - Volleyball net needs to be lifted by a foot to avoid damage and children hanging from it.
- Lot # 655 - Possum Lane needs repairs.
- Lot# 5414 - Cable/Wifi in clubhouse has lots of dead zones.

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

- Spring mailings have gone out.
- We have a new full time front desk receptionist.
- Still hiring a part time seasonal payroll/office assistant.
- New floor, handles and painting in concession.
- Getting land use letters back from property owners and positive feedback.

Security Report – Mike Chlebowski - Homeland Security

- 7 Incidents
- 1 Stop Work Order
- Trespassing / Illegal Dumping
- Ambulance called for two incidents
- Sewer Plant Alarm (Sewer, clubhouse & office have no 911 numbers in case of emergency.)
- 23 Citations in May
- License plate cameras installed
- Comfort station 12 cameras are working
- Compactor area has cameras
- Narcan/ AED training was done
- Radar guns are up and running
- Bar Ids, not set up yet

Legal Report – Richard Henry, Trails End Attorney

- Nothing to report at this time.

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

- 80% current dues are paid

MOTION TO PAY BILLS:

MOTION: Kevin Dille SECOND: Iris Altreche VOTE: All in favor

COMMITTEE REPORTS

Rules Enforcement:

- Rules Enforcement Meeting scheduled for Saturday, May 27th, 9am at the Pavilion.

Concession/Kitchen/Bar – GerryLynn Haak

- Everything is looking good; concession and bar will be opening Friday Night.
- Entertainment ready to go
- Friday night bar will be inside, weather permitting for outside bar.

Sewer - Robert Personette (Absent) GerryLynn Haak/ Thomas Miller

- Running well.
- Need 30k for repairs. Recommend to use Act 180 for this.

Maintenance - Thomas Miller

- Maintenance has been very busy preparing for this season. Potholes being fixed and the lines are being painted.
- New cameras were installed for License Plates.
- Pool is getting a light refurbishment this year, however money will need to be set aside next year for repairs done.
- Well pump motor went bad/ pulled pump (pipe, motor and wire). Parts ordered and it should be fixed by the end of next week.

Land-Use: Kevin Dille

- Letters sent out, waiting on some PO's replies. We have been getting replies back.

Contracts - Kevin Dille

- Update given on Electric. Supplier change was a good move and cost effective.
- LED/ Motion Lights should be in comfort stations to save power.
- Add to Happenings: Light pollution & save energy
- 421,000 KW during regular season
- Lot# 1327 asked about charging vehicles/ electric golfcarts
- Charging stations by gate/ looking into grant & tax credits
- Water heaters should be turned off if POs are not up for the week to help save energy.

Old Business

- Personal Policy - board members currently reviewing for next meeting.

New Business

- Need Budget for Pool next year. 300k would cover new tile, new bunkers on the end, new concrete & re-concreting stairs. Deferred maintenance. Necessary work was put off during covid, waiting would cause more damage & more expense. Possibly be able to use act 180 money, use 1/3 of 180 and the rest as budget.
- Election Year, paperwork needs to be in by the 30th of June.
- Gym and library will open up Memorial Day weekend.
- Crack in Trails End Bear - wood puddy did not work, it ended up falling out and looking worse.

- Need to move bear to another location due to new cameras installed.
- New Happenings Box needed because old is too small.
- Trails End Website should be password protected for members in good standing. Office to talk to Cleverfish about how to make it more secure and the cost it would involve.
- A recommendation was to set up the second webcam behind the office to show the wild life.
- ATM in concession is hooked up but the outlet behind it is bad and is being fixed.

MOTION TO HAVE FIREPITS BE 10 (OR MORE) FEET FROM THE PROPERTY LINE:

MOTION: Thomas Miller SECOND: Lori-Ann Kinney-Bush VOTE: All in favor

MOTION TO CLOSE WAYNE BANK AFTER 6 MONTHS/ OPEN NEW OPERATING ACCOUNT W/ WAYNE BANK. ALL NEW DEPOSITS GO INTO NEW ACCOUNT:

MOTION: Thomas Miller SECOND: Kevin Dille VOTE: All in favor

MOTION TO USE MONEY FROM ACT 180 AND SURPLUS MONEY, UP TO 20K TO BUILD A NEW STORAGE SHED FOR SWIM TEAM USAGE.

MOTION: Thomas Miller SECOND: Iris Altreche VOTE: All in favor

MOTION TO USE MONEY FROM ACT 180, UP TO 32K TO COVER COST AND LABOR TO FIX WELL #2.

MOTION: Iris Altreche SECOND: Thomas Miller VOTE: All in favor

NEXT MEETING: JUNE 17, 2023, 9AM, in the Board Room.

MOTION TO CLOSE MEETING:

MOTION: Iris Altreche SECOND: Lori-Ann Kinney-Bush VOTE: All in favor

Meeting adjourned @ 1:13PM

Respectfully submitted,

Arielle Johnson – Front Desk Receptionist
Shohola Falls Trails End POA

