

Board of Directors Meeting
May, 17 2025
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, 17 2025 at 9:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller

Michele Murphy

Robert Personette

Brian Fitzpatrick

Patricia Carey

Members Excused:

Secretary - GerryLynn Haak

Iris Alteche

Others Present:

Mike Chlebowski, 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 9:10 A.M. Called for a motion to approve the March 8, 2025 minutes.

MOTION: by Patricia Carey to accept the March 2025 minutes **SECOND:** Brian Fitzpatrick

Abstained: Thomas Miller **Vote:** All in favor

AUDITOR UPDATE:

Our Trails End POA audit report was presented by our accounting firm, William Owens and Company. Ed presented on all income, Income Statement, Qualified Opinions, our Reserves Funds, and Capital

Reserve. Trails End POA is in a strong financial position. Trails End operates in a conservative way with their financials. They have enough money to pay for everything and money remaining at the end of the year.

Property Owners Time

- Lot #948 – Asked about Military flags going back up. Yes, Maintenance will be putting them back up. Also, sand in the horseshoe pit needs to be replenished.
- Lot #5802 – Asked why the golfcart length and height are being scrutinized. For the past few years, we have not had a problem. The BOD explained the rules have not changed, they were just not enforced previously. For safety reasons we are requiring all golfcarts to be in compliance with our Rules and Regulations.
- Lot #4315 - Place looks really nice. However, Tribes Drive needs some work. The grass field has some sink hole. Can it be filled with sand or rocks? Maintenance is currently working on it.
- Lot #645- Mentioned there is a lot of potholes in the area. Maintenance will be filling the potholes in the coming weeks.

Office Report - Sherry Ranaudo – Property Mgr.

- Land use report sent to Land use committee for review. Each lot has a picture and sheet with all information
- Citation report - meeting scheduled for Saturday, May 24th. Four property owners are scheduled to attend
- 2025 Election Year is being organized
- Office is currently working on collecting back dues and cleaning up outstanding accounts

Security Report – Mike Chlebowski – Chief Homeland Security

- 2 new letters went out for Perm count
- 15 incidents, 16 citations
- 47 lots on Land use (6) lots complied and (3) new violations
- Bear broke in a trailer 3 times on Shohola Pkwy property owner is aware
- Gate is getting fixed on Monday

Legal Report – Attorney Martin

- Deed back went on record as of yesterday

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

- Doing good, 74% dues collected for this year and 79% for prior
- Motion needed to pay the bills

MOTION: by Thomas Miller to pay the bills

SECOND: Joann Pollack **VOTE:** All in favor

Rules Enforcement – Robert Personette, Kevin Dille

- Meeting is scheduled for next week May 24th, currently 4 people attending

Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy

- Kitchen and concession staff have been working setting it up
- Food has been ordered

- Bar has been stocked
- License has been taken out of safe keeping

Recreation - Patricia Carey, GerryLynn Haak

- Spring mailing was mailed with a list of events and entertainment schedule
- A calendar will be out soon with the Recreation dates

Entertainment - Michele Murphy, GerryLynn Haak

- Entertainment is all booked for the Summer

Sewer - Robert Personette

- Sewer is running well
- Received new permit with new regulations

Maintenance – Thomas Miller, Brian Fitzpatrick

- Gearing up for the summer
- Two custodians hired for the season
- Still interviewing for additional help for season
- Speed bumps are going up
- Will be putting up outside tents shortly
- Two new tents were ordered

Land-Use: Brian Fitzpatrick, Patricia Carey

- Meeting schedule for next week to review

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

- Looking to schedule first meeting to be held in June

Personnel Policy – Patricia Carey, Kevin Dille

- No changes

Contracts - Kevin Dille, Thomas Miller

- All contracts are up to date
- No new contracts at this time

Executive Session opened/closed – Regular Session opened

New Business:

- Building a stage for the band equipment. Tommy to look into it.
- BODs Election Year – all letter of intents will need to be submitted
- Post for committee members in the Happenings
- Swim Team Schedule 1st Meet is July 5th at home
- Meeting with swim team parents is being set up

Old Business:

- Compliance for golfcarts being worked on

NEXT MEETING: June 12, 2025 at 9AM in the Board Room all invited to attend

MOTION: by Patricia Carey to close the meeting

SECOND: Michele Murphy **VOTE:** All in favor

Meeting adjourned @ 12:45pm

Respectfully submitted,

Victoria Matassou

Assistant Property Manager

Shohola Falls Trails End POA