

Board of Director's Meeting
October 15, 2022
9:00 AM Board Room
11:00 AM Budget Meeting

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, October 15, 2022 at 9:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack
Vice President – Kevin Dille
Treasurer – Thomas Miller

Members Present:

Patricia Carey
Robert Personette
Iris Altreche
Vincent D'Eusanio
Michele Murphy

Members Excused:

GerryLynn Haak
Lori-Ann Kinney-Bush

Others Present

Mike Chlebowski, Homeland Security
Richard Henry, Trails End Attorney
Sherry Ranaudo, Property Manager
Maureen Lynch, Trails End Office

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

MOTION: By Jo-Ann Pollack to accept the minutes from the September Board of Directors Meeting with changes. **ACCEPT:** Thomas Miller **SECOND:** Michele Murphy. **VOTE:** All others in favor.

Property Owner Time

- Lot 3415 – Thanked all the folks involved for doing a good job on the budget. He definitely recognized why the price increases.
- Lot 1108 – Also thanked all the volunteers for the good job done on the budget. Had a complaint about loud music. Office to address it in the Happenings.
- Lot 3415– Halloween hayride not lit up enough; would like to see more lights for the safety of the kids. Board agreed, will take care of.

- Lot 3212 – Addressed that there is a delay in posting the minutes on to the website. Office Manager stated corrections to the minutes had to be made and approved before it could be posted.
- Lot 3212 - Inquired about doing Board meetings via webcast. Board explained that web meetings have been tried in the past and did not work out well. There are also connection issues.
- Lot 5214 – Complimented TE on the summer activities. Had a complaint about the weak WI-FI service at the Clubhouse. Board acknowledge that there is a weak band-width from Blue Ridge Cable.
- Lot 5214 - Suggested that the Board have a Zoom Q&A session. Half hour of Zoom Q&A then they could finish their meeting off Zoom. This way property owners could be more involved. The board stated connection issues are always a problem. There are suggestion boxes for any property owners who would like to make suggestions. Also, any property owner can call or email the office directly with their questions, concerns, or comments to be given to the board directly. Suggestions submitted are ready at the regular monthly board meetings.
- Lot 5214 – Questioned about some disorderly conduct issued she read on social media. Does Security keep track? Has there been an uprise in incidents? Yes, security keeps track. No, there has not been an uprise in incidents. One of our Trails End missions is for our kids to grow up safely. Social media tends to blow situations out of proportion.
- Lot 0702 – Spoke about noticing more garbage on the trails. Maybe put another garbage can by the Ponds. Asked about people who keep lights on all year long (re: safety and money wasted). Good conversation had by all, property owners need to take more responsibility in these areas.

Office Report - Sherry Ranaudo

- Office is still very busy; budget mailing was completed, 159 disconnect letters were sent out.

Security Report – Mike Chlebowski - Homeland Security

- Very busy since receiving the lock-out list.
- 3 Unattended fires
- 7 lots on Perm count
- 35 Land use checks
- Working on abandon vehicles
- 1300 access / 510 lots, up 90 from last year
- 36 more citations this year from last year

Treasurer's Report - Thomas Miller, Treasurer

- Pending the report from our accountant.
- Regarding the dues increase, everything is more expensive. Especially fuel and electric.
- Trails End Campground has the best services in America for the cost property owners pay.

MOTION TO PAY BILLS:

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

Legal Report – Richard Henry, Trails End Attorney

- Congratulations on the percentage of dues that have been collected.
- Continue to work on beautification at Trails End.

COMMITTEE REPORTS

Rules Enforcement – Robert Personette

- Low grievance situations. People seem to be taking more responsibility.
- Security is doing a great job.

Recreation – Patricia Carey

- Great Season.
- Halloween Party was great, a huge success. A big thanks to John for running the hayrides and all his hard work for Trails End.
- Raffles collected amounts:

50/50 Raffle	\$800 (\$1,600 collected \$800 winner)
Gravel Winner	\$945
Dunk tank	\$61
Pie-face	\$203
Tricky Tray	<u>\$1,040</u>
Total to be donated:	\$3,049

Dues Raffle: \$7,870 collected.

Breakdown: \$1,803 winner full dues lot, \$901.50 winner half dues lot, \$450.75 winner quarter dues lot. \$4,714.75 left for local Fire Department, donation rounded up to \$5,000.

****Some raffle money was earmarked for certain projects****

Sewer - Robert Personette

- Sewers are all okay; no problems.
- Sewage plant is very well run.
- Fred Meyer, who established the sewer system here, has passed on. We will reach out to his family to send condolences.

Maintenance - Jo-Ann Pollack & Thomas Miller

- Working on fall projects. (Speed bumps, etc.)
- Removing tents and tables for the season.
- Hay wagon will be serviced.
- Thanked John Siegel for taking over the hayrides. It is a big job!
- Winter season approaching-water needs to be disconnected by October 15th.
- After November 15th, fines will be issued if water is still hooked up.

Land-Use - Vinny D'Eusanio Jr.

- 19 violations; 12 complied.

Contracts - Kevin Dille

- Started getting 2023 contracts in.
- Was able to bundle and lower rates on Blue Ridge contracts for internet and phones.

By-Laws - Patricia Carey

- Remains at the same place.

Concession/ Kitchen/ Bar - Michele Murphy

- Closed for the season.

Entertainment - Michele Murphy

- Nothing to report.
- Keeping same format as last year - DJs for Friday nights; bands for Saturday nights.

Member Excused: Michele Murphy

MOTION TO PUT LIQUOR LICENSE INTO SAFE KEEPING:

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

MOTION TO ROUND UP \$3,049 DONATIONS TO \$4,500 AND SPLIT EVENLY BETWEEN THE 2 LOCAL FOOD PANTRIES AND PRECIOUS PAWS (\$1,500 each):

MOTION: Thomas Miller **SECOND:** Robert Personette **VOTE:** All present in favor

MOTION TO ACCEPT HOMELAND SECURITY CONTRACT FOR 2023-2024:

MOTION: Thomas Miller **SECOND:** Robert Personette **VOTE:** All present in favor

Old Business

- None to discuss at this time.

New Business

- None to discuss at this time.

MOTION TO CLOSE MEETING:

MOTION: Patricia Carey **SECOND:** Iris Altreche **VOTE:** All present in favor

Meeting adjourned @ 12:35pm.

Respectfully submitted,

Sherry Ranaudo

Trails End Office