



SHOHOLA FALLS

Trails End

Property Owners Association

190 Shohola Parkway South, Shohola, Pennsylvania 18458

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www.trailsend.org

Board of Director's Meeting

September 16, 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, September 16, 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:

Iris Altreche

Brian Fitzpatrick

Michele Murphy

Patricia Carey

Robert Personette

Members Excused:

Thomas Miller

Others Present:

Richard Henry - Trails End Attorney

Mike Chlebowski - Homeland Security

Anne Weaver - Accountant, Bill Owens & Company

Sherry Ranaudo - Property Manager

Arielle A. Johnson - Front Desk Receptionist

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

MOTION TO ACCEPT MINUTES WITH REVISIONS:

MOTION: Michele Murphy SECOND: Brian Fitzpatrick VOTE: All in favor

Property Owner Time

- Lot #3905 - Labor Day weekend, foul language in playground. PO claims that Security said nothing could be done and PO said that in the past security use to contact parents.
- Lot #1935 - Lots of trespassing happening on people's lots. PO is concerned that if someone falls on his property who is responsible and said that there should be a fine if someone trespasses on someone else's property. PO asked if TE could do a Public Awareness Campaign or send out some flyers and/or post somewhere 'that it is not ok to trespass on another property owners property'. Office to put in The Happenings and on website.

- Lot# 2803 – Sign on Rt 6 before entrance to campground states ‘Campsites Available’ sounds like RV’s can hook up or stay short term. Sign needs to be updated and/or changed. Property Manager will look into.
- Lot #4504 - Water problems from roadway. Water running directly through their lot. Board acknowledged that they are aware that it is a problem for many in Trails End, mainly it has to do with the swells, they are looking into it.
- Lot #4315 – thanked the board for all of their hard work and for everything they do.

Accountant Anne Weaver gave an accounting update on Trails End for the fiscal year ending 12/31/2022. She stated that Trails End cash basis was conservative and the reserve fund account is good and that the Association is in a strong financial position.

Presidents Report – Jo-Ann Pollack

Committees Assigned:

- Rules Enforcement – Robert Personette, Kevin Dillie
- Security – Thomas Miller, Iris Altreche
- 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. Mailings for the budget will be going out shortly. Contact information request forms for the Immediate Response Information System (IRIS) will be included.

Security Report – Mike Chlebowski - Homeland Security

Very busy but good. There is a total of 104 Citations for the year. The gate was struck by electricity and is currently down. A technician is coming to look at it this Thursday.

Legal Report – Richard Henry - Attorney

- Nothing to report at this time. Everything looks good for the 2024 season.

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

- Everything looks good, on budget for the year.
- Dues for 2024 will be \$1858.

MOTION TO ACCEPT 2024 BUDGET:

MOTION: Brian Fitzpatrick SECOND: Kevin Dille VOTE: All in favor

MOTION TO PAY BILLS:

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

COMMITTEE REPORTS

Rules Enforcement: Bob Personette

- Grievance has done good this year. Grievances have been about 15% of all tickets.

Concession/Kitchen/Bar – GerryLynn Haak

- All is good with concession, kitchen and the bar.
- Pot Luck & Bar open tonight 9/16/2023.

Recreation: Patricia Carey/GerryLynn Haak

- We had a great season.
- Halloween party is coming up.
- Everything went well this year and we are hoping to have new & more events next year including more trips using the van.

Raffle winners from Labor Day 9/3/23

Full Year of 2024 Dues: Lot 1411 Perez

1/2 Year of 2023 Dues: Lot 1141 Kowal

1/4 Year of 2023 Dues: Lot 3101 Kadish

50/50 Winner: Lot 1935 Barlotta \$1080

Gravel: Lot 4005 Carey (must order by 8/1/24)

Gravel: Lot 2720 Longobardi (must order by 8/1/24)

Entertainment: Michele Murphy, GerryLynn Haak

- Great season. Everyone really loved the bands.
- Goal is to have all entertainment booked for next year by the end of December.
- Keeping DJs on Friday nights and bands on Saturday nights.

Sewer - Robert Personette

- Everything is running well, no problems with it.

Maintenance – Thomas Miller (excused), Jo-Ann Pollack

- Working hard, still short staffed.
- Getting grounds ready for Columbus Day weekend.

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

- Waiting on updated reports. Nothing new to report at this time.

By-Laws – Patricia Carey

- Nothing to report at this time.

Contracts - Kevin Dille

- Will be looking at some renewals of contracts in October.
- Be mindful of electric use.

MOTION MADE TO INCREASE TRAILS END YEARLY REGISTRATION OF ELECTRIC GOLF CARTS TO \$100
(GAS GOLF CARTS TO REMAIN AT \$50)

MOTION: Michele Murphy SECOND: Brian Fitzpatrick VOTE: All in favor

MOTION TO EXTEND HOMELAND SECURITY'S CONTRACT TO DECEMBER 2026
2025 REMAINS THE SAME, JANUARY 1, 2026 TO DECEMBER 31, 2026 \$1 INCREASE PER GUARD REGULAR
SHIFTS

MOTION: Michele Murphy SECOND: Brian Fitzpatrick VOTE: All in favor

NEXT MEETING: OCTOBER 21, 2023, 9AM, in the Board Room.

MOTION TO CLOSE MEETING:

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

Meeting adjourned @ 1:06 pm

Respectfully submitted,

Arielle Johnson
Front Desk Receptionist
Shohola Falls Trails End POA