

**Board of Director's Meeting**  
**September 17, 2022**  
**9:00 AM Board Room**  
**11:00 AM Annual Meeting**

Shohola Falls Trails End Property Owner's Association, Inc. held a Board of Directors meeting in the Administration Office Board Room on Saturday, September 17, 2022 at 9:00 A.M.

**ROLL CALL**

**Officers Present:**

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

**Members Present:**

Patricia Carey  
Robert Personette  
Iris Altreche  
Lori-Ann Kinney-Bush  
Vincent D'Eusanio  
Michele Murphy

**Others Present**

Mike Chlebowski, Homeland Security  
Richard Henry, Trails End Attorney  
Joe Saporito III, Esquire (Richard B. Henry & Associates, LLC)  
Sherry Ranaudo, Property Manager  
Maureen Lynch, Trails End Office  
Anne Weaver, Accountant, William Owens & Company

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

Accountant Anne Weaver gave an accounting update on Trails End for the fiscal year ending 12/31/2021. She stated that Trails End cash basis was conservative and the reserve fund account is good.

GerryLynn Haak-Secretary: Shared the results of the recent election. Six candidates were running for five positions. The results were as follows:

Thomas Miller 171  
Robert Personette 151  
Patricia Carey 142  
Lori-Ann Kinney-Bush 140  
Brian Fitzpatrick 139

Vincent D'Eusanio 113

334 Ballots received  
228 Ballots were counted  
106 Ballots were disqualified

### **Property Owner Time**

- Lot 4315 – Suggested that the path from the ballfield needs lights at night. Also said it was a great summer.
- Lot 3415 – Very concerned about kids and vehicles on main roads. Strongly suggested again about kids wearing helmets. Board agreed, to be put in the Happenings.
- Lot 4019 – PO stated that she had three issues: (1) Loud music every weekend. Any chance the entertainment can be inside instead of outside? (2) Lifeguards-can they receive an increase in pay? (3) The outside bathroom near the pool is messy.  
For loud music and location of entertainment, we will try to compromise, we do try to make everyone happy. As for the pool bathroom, maintenance workers clean every day, however, we had a lot of people.
- Lot 4929 – PO spoke about water issues and being shut down. She suggested text alerts for water problems (Emergency Alert System).  
PO advised we are actively working on it.
- Lot 4929 also inquired about Security using an unmarked car and asked if there were issues. Security addressed this, there are no issues, we just use it on holiday weekends to help with the speeding. Lot 4929 also stated that Yuma Road has never been fixed.  
Board explained that they only patchwork and do grading. The trailer park will never have paved roads.
- Lot 941 – Spoke about the three or four blackouts and asked why so many?  
It was explained that one was from a water leak that maintenance had to fix and they have to turn off power in order to do it.
- Lot 1314– Speeding issue regarding Real Estate vehicles. Can we speak to them to slow down?  
Office and security to handle.

### **Office Report - Sherry Ranaudo**

- Office is winding down from summer.
- Working on the budget.
- Holding interviews for Front Desk Receptionist position.
- Focusing on abandoned cars, Land Use and citation violations.

### **Security Report** – Mike Chlebowski - Homeland Security

- Busiest Labor Day weekend yet.
- 18 Citations issues.
- 1500 Lots accessed.

### **Legal Report** – Joseph Saporito III, Attorney-Richard Henry & Associates

- Nothing to report.

**Treasurer's Report** - Thomas Miller, Treasurer

- Spoke of inflation. Need \$300 increase. Consumer price index for the year is 9%.
- \$133. increase in dues. New rate proposed \$1,803.
- Road fixing issue: We expect less road maintenance next year with power and fuel being the main problems with the budget.
- Lights: All POs should turn their lights off at night when they retire for the evening. Electricity is the highest cost in Trails End.
- Financially we are in good shape. Keep tightening our belts and keep an eye on electric and fuel.

**COMMITTEE REPORTS**

**Concession/ Kitchen/ Bar** - GerryLynn Haak & Michele Murphy

- No cook, difficult to find a seasonal worker for the kitchen.

**Recreation** - GerryLynn Haak

- Great Season.
- Will try next year for a Casino Night.

**Entertainment** - Michele Murphy & GerryLynn Haak

- Another great season.
- Keeping DJs for Friday nights; bands for Saturday nights.
- Getting band information for next year.

**Raffles:** Patricia Carey

- Dues Raffle                 \$7,870.00    Monies to local Fire Department.
- 50/50 Raffle                \$1,600.00    \$800.00 winner
- Gravel Winner             \$945.00
- Dunk tank                    \$61.00
- Pie-face                     \$203.00

Donation recipients to be decided at next meeting.

**Rules Enforcement** – Robert Personette, Kevin Dille

- Citations – office has been working on them.

**Sewer** - Robert Personette

- Sewers are running fine.

**Maintenance** - Jo-Ann Pollack & Thomas Miller

- Good year.
- Slightly short-staffed.
- On budget.
- With the season over, they are now pulling up the speed bumps.
- We both appreciate the Maintenance Department.

**Land-Use** - Vinny D'Eusanio Jr. & Lori-Ann Kinney Bush

- Regarding abandon cars; send out letter for them to produce proper registration within 30 days. If they don't comply then they are in violation.

**MOTION TO SEND OUT BUDGET:**

**MOTION:** GerryLynn Haak **SECOND:** Thomas Miller **VOTE:** All present in favor

**MOTION TO PAY BILLS:**

**MOTION:** Kevin Dille **SECOND:** GerryLynn Haak **VOTE:** All present in favor

**By-Laws** - Patricia Carey, Vinny D'Eusanio, & Lori-Ann Kinney Bush

- Will need to review.

**Contracts** - Kevin Dille & Lori-Ann Kinney-Bush

- Wi-fi and cable contracts renewed. Was able to bundle and lower rates on all Blue Ridge contracts.
- Next month we will be busy with all the other contracts coming up for renewal.

**Old Business**

- None to discuss at this time.

**New Business**

- Update Safety Evacuation Plan to be worked on and mailed out with the Spring Mailing.

**MOTION TO CLOSE MEETING**

**VOTE:** All present in favor

Meeting Adjourned.

Respectfully submitted,

*Maureen Lynch*

Trails End Office