



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 Directors Meeting

September 21, 2024

09:00 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, August 10th, 2024 at 09:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Secretary – GerryLynn Haak

Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

Robert Personette

Michele Murphy

Patricia Carey

Others Present:

Mike Chlebowski, Homeland Security

Sherry Ranaudo, Property Manager

Arielle A. Johnson, Front Desk Receptionist

Richard Henry – Trails End Attorney

Members Excused:

Michele Murphy

President Pollack called the meeting to order at 9:04 A.M.

MOTION TO APPROVE AUGUST 20, 2024 MINUTES:

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

Property Owner Time

- Lot #5837
 - PO requests that more mailboxes are added to the front of the community.
- Lot #2710
 - PO requests that the fencing around the ball park is repaired so it's not a hazard to children.

Presidents Report – Jo-Ann Pollack (on all Committees)

Committees Assigned:

- Rules Enforcement – Robert Personette, Kevin Dillie, Brian Fitzpatrick (alternate)
- Security – Thomas Miller, Iris Altreche
- Concession/Bar – GerryLynn Haak, Michele Murphy
- Recreation – GerryLynn Haak, Patricia Carey
- Sewer – Robert Personette
- Maintenance – Thomas Miller, 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
- Entertainment – Michele Murphy, GerryLynn Haak

Office Report - Sherry Ranaudo

- The office has been very busy with the end of the season.
- 35 Lots are on the disconnect list.
- 3 Lots are on Perm Count.

MOTION TO ACCEPT 2025 BUDGET PROPOSAL:

MOTION: by Lori Kinney-Bush

SECOND: Thomas Miller

VOTE: All in favor

Security Report – Mike Chlebowski - Homeland Security

- Busy Holiday Weekend
- 7 Medical Calls
- 2 Stop Work Orders
- 9 Traffic Incidents
- 1 Property Investigation
- 5-6 Noise complaints
- 20 Incidents
- 9 Citations
- 66 Lots with Land Use Violations
- 4 Land Use violations were resolved
- 2012 accesses to Trails End
- 671 Lots Accessed
- 1200 Guest Passes

Legal Report – Richard Henry - Attorney

- Received a request from Property Manager to do a deed back for a Property Owner.

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

- August's report showed that 93% of current dues are collected; 90% prior dues are collected.
- 2025's budget proposal includes a \$52 raise; up to \$1910.00.
- For the month of August Concession Total was \$29,799.35. with \$21,103.17 in expenses.
- For the season, the bar made \$30,788.00 with \$17,332.27 in expenses.

MOTION TO APPROVE 2025 BUDGET PROPOSAL:

MOTION: Thomas Miller SECOND: Brian Fitzpatrick VOTE: All in favor

MOTION TO PAY BILLS:

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

Rules Enforcement - Bob Personette

- We had a great season. We have no more grievance meetings planned for the year. We will pick back up in the spring.
- We only had four grieving PO's this season, a new low.
- People are opting to pay for their citations when they come to the office.

Concession/Kitchen/Bar – GerryLynn Haak

- Concession & Bar did very well this year.
- Concession & Kitchen are open from 9am to 2pm today, and again tonight from 7pm to 11pm.
- The bar will be open tonight.

Recreation - Patricia Carey, GerryLynn Haak

- Recreation did very well this season.
- Our last event for the year is coming up.
- The Halloween party will take place on October 12th.

Raffle winners from Labor Day 9/3/24

Full Year of 2025 Dues: Lot 978 Heika

1/2 Year of 2025 Dues: Lot 4609 Mincolelli

1/4 Year of 2025 Dues: Lot 1986 Cresci

50/50 Winner: Lot 4521 Capichana

Gravel: Lot 303 Miskanick (must order by 8/1/25)

Entertainment: Michele Murphy, GerryLynn Haak

- Entertainment for the year is done, except for Columbus Day weekend.
- We will have the numbers for entertainment by next meeting.

Sewer - Robert Personette

- New computer is being set up and integrated with the systems needed.
- Sewer plant operator is currently doing the work manually.

Maintenance – Thomas Miller, Brian Fitzpatrick

- Maintenance is currently well staffed.
- They will be setting up temporary speed bumps.
- The tents in front of the Clubhouse will remain up until after Columbus Day weekend and then be removed.

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

- 37 Letters were sent out since the last meeting.
- 19 Letters were first letters.
- 13 were second letters.
- 5 Final letters.
- Two Property Owners are scheduled to speak to the board.

By-Laws – Patricia Carey

- Tabled until next meeting.

Contracts - Kevin Dille

- Contracts are all up to date.
- Contacted NGG Tree Trimming. They have an office in Milford and specialize in high voltage cutting. Waiting to hear back.
- New contract proposed for a new printer in the office. It is cheaper and more cost effective than the current model. \$66.00 less per month with the same service coverage.

MOTION TO ACCEPT NEW PRINTER CONTRACT

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

Old Business:

- Nothing at this time.

New Business:

- Nothing at this time.

NEXT MEETING: October 19th, 2024 at 9AM in the Board Room. The Budget meeting to immediately follow. All invited.

MOTION TO CLOSE MEETING:

MOTION: GerryLynn Haak SECOND: Lori-Ann Kinney-Bush VOTE: All in favor

Meeting adjourned @ 12:30 PM

Respectfully submitted,

Arielle Johnson

Front Desk Receptionist
Shohola Falls Trails End POA