



SHOHOLA FALLS

Trails End Property Owners Association

190 Shohola Parkway South, PA 18458

Phone: 570-296-8542

Website: www.trailsend.org

Board of Directors Meeting

January 27, 2024

10:00 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, January 27, 2024 at 10:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Secretary – GerryLynn Haak

Members Present:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

Patricia Carey

Robert Personette

Members Excused:

Michele Murphy

Others Present:

Richard Henry – Trails End Attorney

Mike Chlebowski, Homeland Security

Sherry Ranaudo, Property Manager

Arielle A. Johnson, Front Desk Receptionist

President Pollack called the meeting to order at 10:00 A.M.

MOTION TO ACCEPT MINUTES:

MOTION: Patricia Carey

SECOND: Brian Fitzpatrick

VOTE: All in favor

Property Owner Time

- Lot #4315
 - Noted that it was good to see the pool being worked on.
 - Wanted to know if the new rates for the electric golf carts were approved and where will it be posted. Reply – the new rates were approved and posted in the minutes and on the website. It will also be included in The Happenings and Spring Newsletter mailing.
- Lot #2807

- Expressed interest in helping out and volunteering during summer activities. Reply – duly noted.

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

- IRIS system is now up and running. Testing was done and it was successful.
- Perm count letters were mailed out for the month.
- Letters sent out on hydrant coverings and lighting violations.
- Land Use Report was updated.
- Preparations are being made for the Spring Mailing.
- We have 26 poles available for the Military Banners.

Security Report – Mike Chlebowski - Homeland Security

- Security is working with the office updating and sending out letters for Land-Use Violations and Lighting Violations.
- Two Stop Work Orders were issued.

Legal Report – Richard Henry - Attorney

- Nothing to report at this time

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

- Everything looks good, on budget for the year.
- 94% dues collected for 2023.
- 99% dues before 2023.

MOTION TO PAY BILLS:

MOTION: Gerry-Lynn Haak SECOND: Iris Altreche VOTE: All in favor

Rules Enforcement - Bob Personette

- Grievance will begin again late May of this year.

Concession/Kitchen/Bar – GerryLynn Haak

- Bar and Concession are closed until the season begins.

Recreation - Patricia Carey, GerryLynn Haak

- Received the Recreation schedule for 2024 from Recreation Director Maureen Miller.

Entertainment: Michele Murphy, GerryLynn Haak

- Bands booked for the 2024 Season.
- Casino trips scheduled for July 22nd and August 19th.
- Looking to book a concert at Bethel Woods this summer.
- A Coach bus to be booked for the NASCAR event this year due to the number of people interested.
- For all ticket events, tickets must be paid when purchasing. No reserving and no refunds.

Sewer - Robert Personette

- Due to the increase in Sekula's contract, maintenance is now delivering the water samples to Princeton Analytical. This is a big savings for Trails End.
- Currently running off sugar and ammonia.

Maintenance – Thomas Miller, Brian Fitzpatrick

- Maintenance is a little short on staff.
- Speed bumps were removed for winter.
- Team is working on keeping the roads plowed.
- Landscape in pool area and surrounding areas need to be taken care of this spring. Property Manager to have Maintenance Supervisor contact landscaping company.

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

- Seven follow-up letters were sent out.
- Four lots have contacted the office.
- Two requested a meeting with the Board.

By-Laws – Patricia Carey

- Tabled until February.

Contracts - Kevin Dille

- Gentile garbage disposal company to contact TE Property Manager to set up a meeting to tour the facility to see what compactors we have and if they would be a better fit for TE. Our current contract is with GFL which is currently changing over to Casella.
- Started gathering information on Electric Charging Stations.
- Did not renew with Sekula.

Old Business:

- Nothing at this time

New Business:

NEXT MEETING: March 9th at 9AM in the Board Room. All invited.

MOTION TO CLOSE MEETING:

MOTION: Patricia Carey

SECOND: Iris Altreche

VOTE: All in favor

Meeting adjourned @ 1:58 pm

Respectfully submitted,

Arielle Johnson

Front Desk Receptionist

Shohola Falls Trails End POA