



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

October 19, 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, October 19, 2024 at 10:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

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:

Secretary – GerryLynn Haak

Michele Murphy

Robert Personette

President Pollack called the meeting to order at 10:15 A.M.

MOTION TO APPROVE September 21, 2024 MINUTES:

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

Property Owner Time

- Lot #2422
 - PO inquired if having a six-seater golfcart, a vehicle known as a 'Rover', or ATV's that look like golfcarts was allowed in Trails End.
 - In 2025 the rules for golfcarts will be displayed prominently in the Happenings and on the website and there will be no exceptions to the rules.
- Lot #4528
 - PO started a conversation stating he did not believe it was fair for people with electric golfcarts to be 'discriminated' against by having to pay a \$100.00 registration fee rather than \$50.00.

- It was explained by the Board that it was not due to any discrimination; but rather that it was unfair for any other property owner to have to pay extra in yearly dues because of an extra use of electricity on an individual's property.
- Lot #2208 & 2209
 - PO replied to Lot #4528's previous comment stating that the higher cost of the Golfcart Registration for electric golfcarts was because it would be unfair for the electric golfcarts to expect to be fueled for free while others were paying for their own gas. PO reiterated that higher registration fees are an effort to keep down the price on the yearly dues.
- Lot #3801
 - PO replied to Lot #4528, stating that the raise in price of registration was something that was voted on by the board, but if he wanted to have any change implemented; he could gather like-minded property owners for a petition.
- Lot #4803
 - PO suggested to change the time of the annual meeting due to the inaccessibility of attending due to the fact that the meeting runs after the Executive portion of the Board Meeting. PO suggested it would be more convenient for the meeting to take place on a different day or at an earlier time than the regular board meeting to ensure that more PO's could attend.
 - The Board replied, stating that they would consider different options so that more people could attend.
 - PO expressed concern that she received the Budget letter after the September Meeting and felt that there was not enough time given to have an impact on the result.

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

- One new employee started in the office. She is currently training to get their Notary.
- One of the cook staff is studying to take the Food Safety course.
- The office has been getting back the comments on the Budget Letters that were sent out.
- The turn out of the Halloween Party was good, and enjoyed by the PO's.
- Maintenance took down the tents in front of the clubhouse.
- Landuse Committee and the office are focusing on Landuse violations, a lot of letters are going out. The office has been busy with the replies from PO's.
- The office continues to monitor and track the perm count of those who are close or currently over their 180 days.

Security Report – Mike Chlebowski - Homeland Security

- Busy Holiday Weekend.
- Security gave praise to the office about being on top of the Letters being sent out.

- There were 10 incidents.
- 1 Citation for careless driving.
- 1 Trespassing.
- The gate was hit by a vehicle.
- There was a malfunction with the gate that was repaired.
- Security gave praise to Maintenance who are always quick to come assist security with repairs.
- A PO was in an accident and has been getting welfare checks.
- There were issues with some of the wellhouses, security have been fielding calls regarding this.
- ATV was cited.
- 2 Lots are over 180 Days.
- 3 Lots are within 30 days of 180 days.
- 66 Land use violation checks.
- 10 of the 66 are now in compliance.
- Over the 11th, 12th, 13th & 14th of the month there were 1200 accesses to 53 Lots. 345 Guest passes written with 675 accesses.

Legal Report – Richard Henry - Attorney

- Nothing to report at this time.

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

- August's report showed that 94% of current dues are collected; 92% prior dues are collected.
- Concession made \$82,322.16 with 79,386.52 in expenses.
- Bar made \$34, 270.00 with \$21,522.00 in expenses.

MOTION TO PAY BILLS:

MOTION: Patricia Carey SECOND: Brian Fitzpatrick VOTE: All in favor

Rules Enforcement – Kevin Dille

- There are currently two cases waiting for grievance in the spring.

Concession/Kitchen/Bar – GerryLynn Haak

- Concession & Bar are closed for the season.
- They are in the Black for the year and stayed on budget.

Recreation - Patricia Carey, GerryLynn Haak

- Dues Raffle made: \$7,630.00 – After Winners amount is removed \$4287.57 remains to be donated.
- 50/50's from Pig Roast, Radio Bingo, Tricky Tray & Labor Day made: \$1953.00, Gravel Raffle made: \$775.00, Pie in the Face made: \$104.00 for a total of \$2832.00.
- Casino night made \$194.00 – expenses will be researched.
- Swim Team pool race at the Pig Roast made \$157.00 and will be donated to the swim team.

Entertainment: Michele Murphy, GerryLynn Haak

- Nothing to report at this time.

Sewer - Robert Personette

- Nothing new to report at this time.

Maintenance – Thomas Miller, Brian Fitzpatrick

- Tents are down and Maintenance is cleaning up the area.
- Maintenance has started their winter and off-season tasks.
- They put a new roof on building behind the trash compactor.

- #12 Comfort station was made Handicap accessible. Tommy Miller hopes to eventually make every comfort station accessible for handicap w/ walkers and wheelchairs.

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

- 58 Land use violations.
- 14 people have resolved their violations since August.
- 19 letters were sent since September meeting.
- 6 were 1st letters.
- 7 were 2nd letters.
- 6 were 3rd letters.

By-Laws – Patricia Carey

- Tabled until next meeting.

Contracts - Kevin Dille

- Contracts are all up to date, to be discussed in December meeting.

Meeting Break for Executive at: 10:45 am

Meeting Resumed at: 01:25pm

Old Business:

- The Board discussed going over the Personal Policy for 2025, and the social media clause in the December meeting.
- Blue Cross Blue Shield Contract will need updated soon.

New Business:

MOTION TO CEASE AND DESIST ALL REAL ESTATE TRANSACTIONS WITH WEICHERT REALTY AND/OR DONNA RUFFINO REALTY, AND/OR DONNA RUFFINO EFFECTIVE JANUARY 1, 2025.

Motion: Thomas Miller Second: Lori-Ann Kinney-Bush Vote: All in favor

MOTION TO ROUND UP THE DUES RAFFLE PROFIT OF \$4287.50 TO \$4,500.00 FOR THE FIRE DEPARTMENT DONATION.

Motion: Kevin Dille Second: Lori-Ann Kinney-Bush Vote: All in favor

MOTION TO ROUND UP THE AMOUNT OF \$2,832.00 RAISED BY PIE IN THE FACE, GRAVEL RAFFLES, AND 50/50 RAFFLES FROM RADIO BINGO, PIG ROAST, TRICKY TRAY AND LABOR DAY TO \$3,000.00. \$1,250 WILL BE GIVEN TO TWO LOCAL FOOD BANKS.

MOTION: Kevin Dille SECOND: Lori-Ann Kinney-Bush VOTE: All in favor

MOTION TO DONATE \$500 DOLLARS OF THE PIE IN THE FACE, GRAVEL RAFFLES, AND 50/50 RAFFLES FROM RADIO BINGO, PIG ROAST, TRICKY TRAY AND LABOR DAY TO PRECIOUS PAWS.

MOTION: Kevin Dillie SECOND: Iris Altreche VOTE: All in favor

MOTION TO RAISE PIG ROAST SWIM RACE DONATION FROM \$157.00 TO \$250.00.

MOTION: Joanne Pollack SECOND: Kevin Dillie VOTE: All in favor

NEXT MEETING: December 7, 2024 at 10AM in the Clubhouse.

MOTION TO CLOSE MEETING:

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

Meeting adjourned @ 1:34 PM

Respectfully submitted,

Angelle Johnson

Front Desk Receptionist
Shohola Falls Trails End POA