



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

May 18, 2024

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, May 18, 2024 at 9:00 AM.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack, Secretary – GerryLynn Haak, Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller, Robert Personette, Michele Murphy, Patricia Carey, Brian Fitzpatrick

Members Excused:

Kevin Dille – Vice Present

Iris Altreche

Thomas Miller

Others Present:

Mike Chlebowski – Homeland Security, Richard Henry – Trails End Attorney

Sherry Ranaudo – Property Manager

Meeting called to order by President Pollack at 9 AM.

Motion to approve April 13, 2024 minutes:

Motion: Michele Murphy, Second: Patricia Carey, Abstained: GerryLynn Haak, Vote: All in favor

AUDITOR UPDATE

Anne Weaver from William Owens and Company gave an update on the Trails End Audit Report. Trails End POA is in a strong financial position. Trails End operates in a conservative way with their financials. They have enough money to pay for everything and money remaining at the end of the year. Dues income collected for year 2023 was 93%.

PROPERTY OWNER TIME

Lot 4525 – Welcome back to everyone and appreciate everything that everyone is doing. Currently having water pressure issue. Will have Maintenance check out.

OFFICE REPORT – Sherry Ranaudo – Property Manager

- Problem with unleashed dogs. Security will be issuing citations.
- Increase in work orders for no water and/or power – Property Owners will be charged a service call if it is not a Trails End issue. Property Owners are to check their hydrants and/or box (electric) before calling the office to put in a work order. If Maintenance is sent out to the property and the problem is on the Property Owners end, the Property Owner will be charged \$25 for a service call.
- Replaced two freezers in concession that went bad.
- Replaced roof in clubhouse on concession side completed.
- Some issues with Property Owners changing out their electrical boxes which is not allowed. Citations and fines being issued. Boxes will get changed back by Maintenance and the property owners charged.

SECURITY - Mike Chlebowski – Homeland Security - 6 stop work orders, increase in citations on loose dogs and land use violations. Increase in vehicle and visitor access. Guard shack very active and very busy every day.

LEGAL - Rich Henry – nothing to report at this time.

TREASURER – Lori-Ann Kinney-Bush - Everything is good. We are in a good financial position.

Motion to approve to pay the bills:

Motion: GerryLynn Haak, Second: Michele Carey, Vote: All in favor

RULES ENFORCEMENT - Robert Personett – First Rules Enforcement Meeting for 2024 is next week.

CONCESSION/BAR - GerryLynn Haak – All ready to go for the 2024 season.

RECREATION - GerryLynn Haak – All planned Recreation events that are scheduled so far were published in the Spring Mailing. Additional events will be added as we go along. Everyone should check 'The Happenings' on a weekly basis to see new events added. Recreation will also have their Recreation Calendar of events available by July 1st in the Game Room and Association Office. The season is looking great with a lot of different activities planned for all.

ENTERTAINMENT - Michele Murphy – The Entertainment Schedule too was published in the Spring Mailing. We have a great line up in front of us for this season. Check 'The Happenings' for any changes that may occur. Weekly entertainment is also always posted on the bulletin board coming into Trails End.

SEWER - Robert Personett – Trails End sewer employees are getting ready for the season. UV tubes were changed out. Feeding more bacteria into the system.

LAND USE - Brian Fitzpatrick – Seventy three (73) letters were sent out this past month for land use violations. These violations are for multiple reasons. Permanent windows on screened porches, illegal fences, disarray lots, abandon cars, lighting violations, tampering/circumventing electricity, and unpermitted work are the majority.

BY-LAWS - Patricia Carey – Nothing new at this time

CONTRACTS

EXECUTIVE SESSION

OLD BUSINESS

NEW BUSINESS

Bulk pick-up June 22, 2024. Sign up sheet in office.

Motion to close meeting @ 1:19 PM:

Motion: Lori-Ann Kinney-Bush, Second: Michele Murphy, Vote: All in favor

Respectfully submitted,

Sherry Ranaudo

Sherry Ranaudo – Property Manager