



## SHOHOLA FALLS

### *Trails End Property Owners Association*

190 Shohola Parkway South, PA 18458

Phone: 570-296-8542

Website: [www.trailsend.org](http://www.trailsend.org)

*A Camping Community*

#### Board of Director's Meeting

May 20, 2023

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 20, 2023 at 9:00 A.M.

#### ROLL CALL

##### Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

##### Officers Excused:

Secretary – GerryLynn Haak

##### Members Present:

Thomas Miller

Iris Altreche

Brian Fitzpatrick

##### Members Excused:

Michele Murphy

Patricia Carey

Robert Personette

##### Others Present

Mike Chlebowski, Homeland Security

Richard Henry, Trails End Attorney

Sherry Ranaudo, Property Manager

Arielle Johnson, Front Desk Receptionist

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

##### MOTION TO ACCEPT MINUTES:

MOTION: Tabled, quorum not present.

##### Property Owner Time

- Lot # 4315 - Volleyball net needs to be lifted by a foot to avoid damage and children hanging from it.
- Lot # 655 - Possum Lane needs repairs.
- Lot# 5414 - Cable/Wifi in clubhouse has lots of dead zones.

## Presidents Report – Jo-Ann Pollack

### Committees Assigned:

- Rules Enforcement – Robert Personette, Kevin Dillie
- Security – Thomas Miller, Iris Altreche, Kevin Dille
- Concession/Bar – GerryLynn Haak, Michele Murphy
- Recreation – GerryLynn Haak, Patricia Carey
- Sewer – Robert Personette
- Maintenance – Thomas Miller, Jo-Ann Pollack, 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, Jo-Ann Pollack
- Entertainment – Michele Murphy, GerryLynn Haak

### Office Report - Sherry Ranaudo

- Spring mailings have gone out.
- We have a new full time front desk receptionist.
- Still hiring a part time seasonal payroll/office assistant.
- New floor, handles and painting in concession.
- Getting land use letters back from property owners and positive feedback.

### Security Report – Mike Chlebowski - Homeland Security

- 7 Incidents
- 1 Stop Work Order
- Trespassing / Illegal Dumping
- Ambulance called for two incidents
- Sewer Plant Alarm (Sewer, clubhouse & office have no 911 numbers in case of emergency.)
- 23 Citations in May
- License plate cameras installed
- Comfort station 12 cameras are working
- Compactor area has cameras
- Narcan/ AED training was done
- Radar guns are up and running
- Bar Ids, not set up yet

### Legal Report – Richard Henry, Trails End Attorney

- Nothing to report at this time.

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

- 80% current dues are paid

### MOTION TO PAY BILLS:

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

### COMMITTEE REPORTS

### Rules Enforcement:

- Rules Enforcement Meeting scheduled for Saturday, May 27<sup>th</sup>, 9am at the Pavilion.

### Concession/Kitchen/Bar – GerryLynn Haak

- Everything is looking good; concession and bar will be opening Friday Night.

- Entertainment ready to go
- Friday night bar will be inside, weather permitting for outside bar.

#### Sewer - Robert Personette (Absent) GerryLynn Haak/ Thomas Miller

- Running well.
- Need 30k for repairs. Recommend to use Act 180 for this.

#### Maintenance - Thomas Miller

- Maintenance has been very busy preparing for this season. Potholes being fixed and the lines are being painted.
- New cameras were installed for License Plates.
- Pool is getting a light refurbishment this year, however money will need to be set aside next year for repairs done.
- Well pump motor went bad/ pulled pump (pipe, motor and wire). Parts ordered and it should be fixed by the end of next week.

#### Land-Use: Kevin Dille

- Letters sent out, waiting on some PO's replies. We have been getting replies back.

#### Contracts - Kevin Dille

- Update given on Electric. Supplier change was a good move and cost effective.
- LED/ Motion Lights should be in comfort stations to save power.
- Add to Happenings: Light pollution & save energy
- 421,000 KW during regular season
- Lot# 1327 asked about charging vehicles/ electric golfcarts
- Charging stations by gate/ looking into grant & tax credits
- Water heaters should be turned off if POs are not up for the week to help save energy.

#### Old Business

- Personal Policy - board members currently reviewing for next meeting.

#### New Business

- Need Budget for Pool next year. 300k would cover new tile, new bunkers on the end, new concrete & re-concreting stairs. Deferred maintenance. Necessary work was put off during covid, waiting would cause more damage & more expense. Possibly be able to use act 180 money, use 1/3 of 180 and the rest as budget.
- Election Year, paperwork needs to be in by the 30<sup>th</sup> of June.
- Gym and library will open up Memorial Day weekend.
- Crack in Trails End Bear - wood puddy did not work, it ended up falling out and looking worse.
- Need to move bear to another location due to new cameras installed.
- New Happenings Box needed because old is too small.
- Trails End Website should be password protected for members in good standing. Office to talk to Cleverfish about how to make it more secure and the cost it would involve.
- A recommendation was to set up the second webcam behind the office to show the wild life.
- ATM in concession is hooked up but the outlet behind it is bad and is being fixed.

MOTION TO HAVE FIREPITS BE 10 (OR MORE) FEET FROM THE PROPERTY LINE:

MOTION: Thomas Miller                      SECOND: Lori-Ann Kinney-Bush                      VOTE: All in favor

MOTION TO CLOSE WAYNE BANK AFTER 6 MONTHS/ OPEN NEW OPERATING ACCOUNT W/ WAYNE BANK. ALL NEW DEPOSITS GO INTO NEW ACCOUNT:

MOTION: Thomas Miller                      SECOND: Kevin Dille                      VOTE: All in favor

MOTION TO USE MONEY FROM ACT 180 AND SURPLUS MONEY, UP TO 20K TO BUILD A NEW STORAGE SHED FOR SWIM TEAM USAGE.

MOTION: Thomas Miller                      SECOND: Iris Altreche                      VOTE: All in favor

MOTION TO USE MONEY FROM ACT 180, UP TO 32K TO COVER COST AND LABOR TO FIX WELL #2.

MOTION: Iris Altreche                      SECOND: Thomas Miller                      VOTE: All in favor

NEXT MEETING: JUNE 17, 2023, 9AM, in the Board Room.

MOTION TO CLOSE MEETING:

MOTION: Iris Altreche                      SECOND: Lori-Ann Kinney-Bush                      VOTE: All in favor

Meeting adjourned @ 1:13PM

Respectfully submitted,

Arielle Johnson – Front Desk Receptionist  
Shohola Falls Trails End POA