



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

August 10th, 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 09:09 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

Absent:

Richard Henry - Attorney

President Pollack called the meeting to order at 9:19 a.m.

Called for a motion to approve the July 20, 2024 minutes.

MOTION: by Patricia Carey to accept July 20, 2024 Minutes.

SECOND: Brian Fitzpatrick VOTE: All in favor

Property Owner Time

- Lot #1605
- Inquired about the feasibility of Trails End adding a dog park so that dogs could run free. The boards response was that it's been talked about in the past and unfortunately finding space and insurance for such a thing has been difficult. PO also asked if dog runs were allowed on their property in Trails End; they are as long as the PO is at the property.
- Lot #4315

- Someone passed the hayride in their vehicle during the last hayride event. PO suggested that lights and reflectors should be added to the hayride to make it more visible as well as making sure the brake lights function so drivers can see when he's stopping.

- Lot #3909

- Spoke about how well the swim team did. There were only 40 kids on the swim team and the PO stated that parents and the community need to do more to encourage the youth to join the team.

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 Summer Season
- Additional Golfcart stickers were ordered, they have not arrived yet
- Seasonal employee left
- We will have a new person starting in the office after Labor Day
- Al Bucconeer will be surveying 4005, 4006 green areas for Trails End
- Meeting minutes are all caught up
- New Letters for Land Use will be sent out after August meeting
- Gym cards have arrived, however there was been some difficulties activating them. The office is looking into changing the system

MOTION TO RAISE “Pike Autistic Support Services” Donation from \$316.00 to \$500.00.

MOTION: by Lori Kinney-Bush

SECOND: Thomas Miller

VOTE: All in favor

Security Report – Mike Chlebowski - Homeland Security

- 7 Incidents
- 11 Citations
- 1 Medical Emergency
- Someone drove through security's gate, it was repaired
- A tree fell on a car, no damage was sustained and it was safely removed by security
- Clubhouse heat alarm went off a few times, keeping fans on alleviates the issue
- Found and returned a purse to a property owner
- Someone was locked out of their trailer; Total Rec was able to aid them with a spare key
- Missing person, an adult got lost and was shown back to their trailer by security
- Two lots are over perm count
- 4 Lots are approaching 180 days
- 5 new violations on land use

Legal Report – Richard Henry - Attorney

- Richard Henry not present at this time

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

- June's report showed that 91% of current dues are collected; 90% prior dues are collected
- July's report shows that 92% of current dues are collected; 90% of prior dues are collected

MOTION TO PAY BILLS:

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

Rules Enforcement - Bob Personette

- There are two cases for grievance
- The date for Rules Enforcement meeting is August 24th

Concession/Kitchen/Bar – GerryLynn Haak

- Two Successful Wing Nights since last board meeting
- People loved it, first wing night ran out of wings due to high demand
- Second wing night had more supply
- Concession and bar are running smoothly

Recreation - Patricia Carey, GerryLynn Haak

- Today is Trails End's Tricky Tray held in front of the Clubhouse and the weather is good
- Next week is Murder Mystery
- August 24th we will have Radio Bingo

Entertainment: Michele Murphy, GerryLynn Haak

- The band "Ostrich Hat" was very good. We were able to book them in advance; they will play for Trails End again next August 16th 2025
- Currently reaching out to the band "Kartune" to try to book them again for next year.
- "Blue Meanies" will play for Trails End tonight. The weather is good and the band will play outside

Sewer - Robert Personette

- Sewer plant operator waiting on new computer and software to be set up and verified for the sewer plant. It will take another month or two to complete
- Sewer plant operator is currently doing the work manually

Maintenance – Thomas Miller, Brian Fitzpatrick

- Maintenance is currently repairing the roads from recent influx in rain
- Comfort Station #12 is being made handicap accessible

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

- 12 issues in regards to damage on PO's Lots
- 17 issues in regards to permanent windows on screen rooms
- 5 issues are regarding blue tarps
- 10 issues regarding abandoned vehicles
- New Letters will be sent out after the meeting

By-Laws – Patricia Carey

- Tabled until next meeting

Contracts - Kevin Dille

- Contracts are all up to date
- There would be a 33% increase in electric prices from June of 2024 to May of 2025.
- These increases will not affect Trails End due to our locked in contract until 2028

Old Business:

- Nothing at this time

New Business:

- 2025 Budget meeting is planned for 8/24 and 8/31.
- PO's are welcome to sign up to be part of the committee

NEXT MEETING: September 27, 2024 at 9AM in the Board Room. All invited.

MOTION TO CLOSE MEETING:

MOTION: Michele Murphy

SECOND: Kevin Dille

VOTE: All in favor

Meeting adjourned @ 2:25 PM

Respectfully submitted,

Arielle Johnson

Front Desk Receptionist

Shohola Falls Trails End POA