



SHOHOLA FALLS

*Trails End*

Property Owners Association

190 Shohola Parkway South, Shohola, Pennsylvania 18458

(570) 296- 8542 · Fax (570) 409-1037

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

### Board of Directors Meeting

June 29, 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, June 29, 2024 at 9:00 AM.

### ROLL CALL

#### Officers Present:

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

#### Members Present:

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

#### Members Excused:

Richard Henry – Trails End Attorney

#### Others Present:

Mike Chlebowski – Homeland Security, Sherry Ranaudo – Property Manager

Meeting called to order by President Pollack at 9 AM.

Motion to approve May 18, 2024 minutes:

Motion: Michele Murphy, Second: Patricia Carey, Abstained: Iris Altreche, Vote: All in favor

### PROPERTY OWNER TIME

Lot 624 – Existing fence repair/replace, is a permit needed? Yes, so the Permit employee can look at it.

Lot 3319 – Ramp for lot. Need permit.

Lot 4315 – Place looks great, thank you to all.

Electric cars – put out informational letters educating all.

Lot 1327 – Long term plan for electrical, possible 50 amp.

Lot 4315 – Put out notices/information letters educating property owners on the use/cost involving Trails End with electric cars.

OFFICE REPORT – Sherry Ranaudo – Property Manager - Office is very busy. All departments are staffed. Outstanding dues letters were sent out to property owners who have an outstanding balance and that are not on a payment plan letting them know that disconnects will be starting at the end of June.

SECURITY - Mike Chlebowski – Homeland Security - Perm count 1 over and 5 coming up, 25 incident reports, 12 citations (8 written, 4 warnings), 1517 passes issued, 2129 bar codes, 589 lots accessed (Memorial Day Weekend). 3 stop work orders, 3 medical emergency, 2 tampering with electric, 1 air BnB, clubhouse alarm went off 5 times due to heat, 1 fireworks call and 1 missing wallet. Working on list for electric cars.

TREASURER - Lori-Ann Kinney-Bush - 86% years dues paid per date.  
Motion to approve to pay the bills:  
Motion: GerryLynn Haak, Second: Brian Fitzpatrick Vote: All in favor

RULES ENFORCEMENT - Robert Personett – Nothing to report at this time.

CONCESSION/BAR - GerryLynn Haak – Good to go, up and running.

RECREATION - GerryLynn Haak – Ready for the new season. Sign up early for events.

SWIM TEAM – Lori-Ann Kinney Bush - Needs a new diving block to replace the one that is broken.

Motion to approve for a new diving block to replace broken one:  
Motion: Michele Murphy, Second: Patricia Carey, Abstained: GerryLynn Haak, Vote: All in favor

Vacuum needed for pool. Strand Pool recommended:  
Motion: Thomas Miller, Second: Michele Murphy, Vote: All in favor

ENTERTAINMENT - Michele Murphy – All lined up.

SEWER - Robert Personett – Sewer is fine. Software took a hit but server hardware is good.  
Maintenance Sewer employee operating manually right now.

MAINTENANCE – Thomas Miller – Speed bumps are in, pot holes have been fixed and tents are up.

LAND USE - Brian Fitzpatrick - Working on outstanding violations. A few new violations, office to send out letters.

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

CONTRACTS - Kevin Dille – Working on tree trimming. Going over contracts received and looking for some new ones to give estimates. Ones that we received are very high in price.

EXECUTIVE SESSION

OLD BUSINESS

NEW BUSINESS

Motion to close meeting @ 1:00 PM:

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

Respectfully submitted,

*Sherry Ranaudo*

Sherry Ranaudo – Property Manager