



SHOHOLA FALLS

Trails End

Property Owners Association

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www.trailsend.org

Board of Directors Meeting

July 12, 2025

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, July 12, 2025, at 9:00 A.M.

ROLL CALL

Officers' Present:

President – Jo-Ann Pollack

Treasurer – Lori-Ann Kinney-Bush

Secretary - GerryLynn Haak

Members Present:

Thomas Miller

Michele Murphy

Robert Personette

Brian Fitzpatrick

Patricia Carey

Iris Altreche

Members Excused:

Vice President – Kevin Dille.

Others Present:

Mike Chlebowski, Homeland Security

Attorney Rich Henry - Richard B. Henry & Assoc.

Attorney Woodrow Martin – Richard B. Henry & Assoc.

Sherry Ranaudo, Property Manager

Victoria Matassov, Asst. Property Manager

President Pollack called the meeting to order at 9:00 A.M. Called for a motion to approve June 21, 2025, minutes.

MOTION: by Michele Murphy to accept June 2025 minutes

SECOND: Lori-Ann Kinney-Bush

Abstained: Iris Altreche

Vote: All in favor

Property Owners Time

- Lot #3113 – PO wanted clarification on how the perm counts are tracked. The board explained that it does not go by calendar year it is a rotating schedule based on the number of days you used in the past year (365 days).

- Lot #1926 – PO thanked the maintenance staff for the repairs on Mallard Lane.
- Lot #1327 – Thank you to maintenance staff for repairing Squirrel.
- Lot #1314- Thank You maintenance for removing trees and working hard on the property. Also pointed out that the kids at concession are doing great and always courteous.
- Lot #4114- PO asked who does the ordering in concession. They are running out of assorted items during the weekend. The Board explained kitchen and concession are always ordering and try to keep everything in stock. But sometimes they run out.
- Lot #4114 - PO is concerned about the noise pollution, specifically fireworks during 4th of July. The board response Trails End does not allow fireworks, but we cannot stop homeowners in the area shooting fireworks on their property.
- Lot # 2807- PO gives security 5 stars.
- Lot #5142- PO wanted to know what the rule is for leaving your dog always tied up to a tree on your property.
- Lot #5609- Wondering about the overhead wiring. When it sparks is that supposed to happen? The board explained that it is not normal, and the PO should report it when it happens.
- Lot# 4114- PO asked why do some lots look like junkyards. The Board explained we have a process of cleaning up lots and a land-use committee that works to enforce any land violations. POs can always go to the office and report the lot #.
- Lot #5609 – PO complained of people speeding specifically on Commanche, would like a speed bump placed there. Request for speed bumps can be made in the office. Property Manager noted.
- Lot #4315 – PO wants to give everyone credit for the season. Security going around doing such an excellent job. Thank you all.
- Lot #4114 – PO asked how we can have the intentions of each future board members before Meeting the Candidates. It was suggested to go to events and get to know the people involved.
- Lot #2710 – PO stated he noticed the ballfield piping in the ground is exposed. The board noted and will report that to maintenance.
- Lot #5609 – Thank you to the whole community for being family oriented. Her son is autistic it changed him and created an environment for her son to thrive.
- Lot #4529 – PO stated "Please do not raise the speed limit. Shohola Pkwy South has dense potholes. Maintenance is working on the potholes.
- Lot #1327 – PO thanked the board of directors and volunteers for their countless hours year after year working on events and selling tickets.

Office Report - Sherry Ranaudo – Property Mgr.

- Extremely busy with the season
- Ballots went out for election.
- 14 additional citations will be mailed out.

Security Report – Mike Chlebowski – Chief Homeland Security

- 4th of July - 19 incidents
- 1 medical emergency
- 4 citations for speeding and warnings
- The holiday weekend was busy. Friday 1,200ppl, Sat. 1,400ppl and Sun. 900ppl

Legal Report – Attorney Martin

- Letter for Executive session

- Nothing new to report currently.

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

- 88% of dues collected this year.
- 94% of dues in the prior year
- Doing very well
- Motion needed to pay the bills.

MOTION: by Gerrylynn Haak to pay the bills

SECOND: Brian Fitzpatrick **VOTE:** All in favor

Rules Enforcement – Robert Personette, Kevin Dille

- Meeting set for July 26 at 9am in the Pavillion.

Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy

- Both are doing well, we have been getting positive feedback.
- We are starting Wing Night every Wednesday and Pasta Night every Sunday.
- Suggestions are always welcome.

Recreation - Patricia Carey, GerryLynn Haak

- The calendar is out.
- New trips and sign-ups are in the office.

Entertainment - Michele Murphy, GerryLynn Haak

- All booked for the season.
- DJ – Fridays
- Band - Saturdays

Sewer - Robert Personette

- A new lighting system installed that kills bacteria.

Maintenance – Thomas Miller, Brian Fitzpatrick

- Maintenance fully staffed.
- The stage was put in and everyone loved it.

Land-Use: Brian Fitzpatrick, Patricia Carey

- 47 total
- 41 still in violation, 6 recheck, 2 complied.

By-Laws – Patricia Carey, Lori-Ann Kinney-Bush

- Table for now
- Starting a new committee

Personnel Policy – Patricia Carey, Kevin Dille

- Up to date

Contracts - Kevin Dille, Thomas Miller

- All current

Executive Session opened/closed – Regular Session opened.

New Business:

MOTION: by Michele Murphy to take out Plexi-glass windows for inclement weather out of the Rules and Regulations.

SECOND: Lori-Ann Kinney-Bush **VOTE:** All in favor

Old Business:

Reminder: Meet the candidates, Sunday, July 27 – 10am at the Pavillion

Reminder: Multicultural Night 6pm

NEXT MEETING: August 23, 2025, at 9AM in the Board Room all invited to attend.

MOTION: by Thomas Miller to close the meeting

SECOND: Brian Fitzpatrick **VOTE:** All in favor

Meeting adjourned 1:00pm

Respectfully submitted,

Victoria Matassou

Assistant Property Manager
Shohola Falls Trails End POA