



SHOHOLA FALLS

Trails End

Property Owners Association

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www.trailsend.org

Board of Directors Meeting

June 21, 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, June 21, 2025, at 9:00 A.M.

ROLL CALL

Officers' Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Members Present:

Thomas Miller

Michele Murphy

Robert Personette

Brian Fitzpatrick

Patricia Carey

Members Excused:

Secretary - GerryLynn Haak

Sherry Ranaudo, Property Manager

Others Present:

Mike Chlebowski, Homeland Security

Attorney Rich Henry - Richard B. Henry & Assoc.

Attorney Woodrow Martin – Richard B. Henry & Assoc.

Victoria Matassov, Asst. Property Manager

President Pollack called the meeting to order at 9:00 A.M. Called for a motion to approve May 17, 2025, minutes.

MOTION: by Patricia Carey to accept May 2025 minutes **SECOND:** Brian Fitzpatrick

Abstained: GerryLynn Haak **Vote:** All in favor

Property Owners Time

- Lot #1926 – Mentioned Mallard Lane is nothing but potholes especially near the comfort station on the corner. Maintenance is aware and working on getting all potholes filled.

- Lot #414 – Started off by saying Thank you for your time and effort. PO wanted to know if there is a program for patching up the roads. The board explained there is a process and budget for the roads. PO also wanted to know if there is a program or procedure in place for the removal of older trailers. The board explained that we have a yearly budget for this. A percentage goes to removing the trailers and cleaning up. The board added that this is not done in the summer months since we are very busy.
- Lot #645 – PO thanked maintenance for addressing the potholes on Fox Lane so quickly.
- Lot #5837- Would like to thank Mike and crew from security a little boy was lost in TE and found within minutes.

Office Report - Sherry Ranaudo – Property Mgr.

- 141 letters mailed out for Dues owed. We are getting payments.
- 16 total perm counts, 1 over 180 days letters were mailed out
- Citation report – 24 total, 8 new, 4 scheduled for grievance, 3 warnings, 7 complied, 2 waiting on, and 2 unanswered, follow up letters sent

Security Report – Mike Chlebowski – Chief Homeland Security

- 14 Citations
- Getting ready for the start of the season

Legal Report – Attorney Martin

- Working on a General Release
- Promissory note prepared and e-mailed to property manager for payment plans and back dues along with golfcart waiver for all POs to sign when registering their golfcarts.

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

- 80% of dues collected this year
- 90% of dues in the prior year
- Everything is in good standing
- Motion needed to pay the bills

MOTION: by Michele Murphy to pay the bills

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

Rules Enforcement – Robert Personette, Kevin Dille

- Meeting scheduled for July 26 at 9am in the Pavillion
- 4ppl scheduled so far

Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy

- The kitchen, concession, and bar are open today
- We are ready for the season

Recreation - Patricia Carey, GerryLynn Haak

- Next week the pool will be open depending on staff
- There will be a DJ on June 27th and 28th
- 1st band scheduled for July 5th

Entertainment - Michele Murphy, GerryLynn Haak

- Everything is booked for the Summer

Sewer - Robert Personette

- Running well, ready for the season

Maintenance – Thomas Miller, Brian Fitzpatrick

- Working on the stage for entertainment
- All the pools are good
- Working on potholes

Land-Use: Brian Fitzpatrick, Patricia Carey

- 47 total
- 1 complied, 2 in the process, 4 no violations

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

- Meeting to be scheduled with the new committee
- Will be posted in the Happenings

Personnel Policy – Patricia Carey, Kevin Dille

- No changes

Contracts - Kevin Dille, Thomas Miller

- All current

Executive Session opened/closed – Regular Session opened

New Business:

- Discussion on possibly developing a survey
- BODs Election Year – all letter of intents will need to be submitted by July 6th

Old Business:

- Still looking for more lifeguards

NEXT MEETING: July 12, 2025, at 9AM in the Board Room all invited to attend

MOTION: by Kevin Dille to close the meeting

SECOND: Iris Altreche **VOTE:** All in favor

Meeting adjourned 12:30pm

Respectfully submitted,

Victoria Matassou

Assistant Property Manager
Shohola Falls Trails End POA