



SHOHOLA FALLS

*Trails End*

Property Owners Association

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

**Board of Directors Meeting**

**September 13, 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, September 13, 2025, at 9:00 A.M.

**ROLL CALL**

**Officers' Present:**

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Secretary - GerryLynn Haak

**Members Present:**

Michele Murphy

Robert Personette

Brian Fitzpatrick

Patricia Carey

Iris Altreche

**Members Excused:**

Thomas Miller

**Others Present:**

Mike Chlebowski, Homeland Security

Attorney Woodrow Martin – Richard B. Henry & Assoc.

Sherry Ranaudo, Property Manager

Victoria Matassov, Asst. Property Manager

President Pollack called the meeting to order at 9:05 A.M. Called for a motion to approve August 23, 2025, minutes.

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

**Vote:** All in favor

**Vice President Kevin Dille**

- Updated on his conversations with our electric provider, PPL, in regards to a feasibility study and point of service on the electrical system in Trails End. He also had a conference call and zoom meeting with PPL and another one is scheduled in a few weeks.

**Property Owners Time**

- Lot# 4529 – PO attended the budget committee meeting and now they understand a little better how it works and what we can spend. However, they explained it was not a budget meeting, is there anything we can do to revamp the budget meeting. The board is open to any feedback and/or suggestions.
- Lot# 5520 – PO explained that the rain washes away the road in front of his lot. Made a note to let the maintenance crew know.
- Lot# 2710 – PO is active and social in the community. He was hearing other homeowners asking Where is the money going? The board explained that we vote on the budget today and send out a copy to every property owner to vote on. We only get 30% of the votes back. The board encouraged more property owners to vote to approve the budget.
- Lot# 3905 – PO commented about dogs in the playground area that security puts up signs and people take them down.
- Lot# 4525 - PO wanted to know if the Board Meetings could be moved to the Clubhouse because at the last meeting there was not enough room for all the people. The board explained we cannot close the clubhouse in the summer to host the meetings. If the weather is good the Board Meeting can be held at the pavilion. Moving forward, the August meeting can be held at the pavilion since we have so many property owners that attend that month.
- Lot# 2710 – PO wanted information on the committees being formed and how they can join and help. The board shared that the office recently sent out an IRIS message asking for volunteers and that they can sign up with the Office. The PO also thanked the board for explaining what is being done to upgrade electricity.
- Lot# 2209 – PO supports the improvements however she is concerned about the elderly community and the cost. She asked the board to consider this when making decisions on upgrades.
- Lot# 4527 – PO asked how many transformers we have on property and if we have blueprints on the electrical wires in the ground. The board will ask maintenance for this info. PO also stated that he had been in contact with PPL inquiring about upgrading electric procedures.
- Lot# 5934 – PO wanted to compliment maintenance. Thanked them for being prompt and efficient with road issues.

#### **Office Report - Sherry Ranaudo – Property Manager**

- Office has been busy
- 38 new citations were mailed out
- Collecting current and past dues
- We have been calling the property owners to address the land use violations

#### **Security Report – Mike Chlebowski – Chief Homeland Security**

- Labor Day was very busy
- 38 new citations
- 11 traffic violations
- 2 medical emergencies
- 1 door issue
- 1 loose dog
- Total access for holiday weekend 1,562
- Guest passes 1,245

#### **Legal Report – Attorney Martin**

- Nothing new to report now
- On standby for whatever we need

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

- 2026's budget proposal includes a \$51.00 raise, up to \$1,961
- We are going back to following the By-laws, the deadline for Dues is April 30<sup>th</sup>
- Budget review approved
- Motion to pay the bills

**MOTION:** by GerryLynn Haak to pay the bills

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

**MOTION:** by Michele Murphy to approve budget proposal

**SECOND:** GerryLynn Haak **VOTE:** All in favor

#### **Rules Enforcement – Robert Personette, Kevin Dille**

- Grievance Meeting had a good showing, 11 POs grieved
- Nothing new scheduled until next May
- Thank you to the Rules Enforcement Committee, you do a great job, we have a great Committee

#### **Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy**

- It was a good season
- Concession is open
- Bar open @ 7pm

#### **Recreation - Patricia Carey, GerryLynn Haak**

- Halloween Party is the last event of the season we are not sold out yet

Recreation event numbers:

4<sup>th</sup> of July BBQ: Income: \$2,993.75, Expense: \$1,632.44, Profit: \$1,361.31

Pig Roast: Income: \$5,229, Expense: \$4,266.18, Profit: \$926.82

Pocketbook Bingo: Income: \$1,564, Expense: \$1,933.15, Profit: -\$369.15

Tricky Tray: Income: \$10,801, Expense: \$5,653, Profit: \$5,148

Radio Bingo: Income: \$1,000, Expense: \$142.63, Profit: \$857.37

Murder Mystery: Income: \$3,290, Expense: \$3,542.48, Profit: -\$252.48

Labor Day Cornhole: Income: \$4,722, Expense: \$1,105.95, Profit: \$3,616.05

Dues Raffle Winners:

Full Year of 2026 Dues: Lot 5120

½ Year of 2026 Dues: Lot 4503

¼ Year of 2026 Dues: Lot 4328

Gravel: 2 winners: Lot 5519 and Lot 2602

Donations:

50/50 Pig Roast = \$685.00 will be donated

Tricky Tray = \$575.00 will be donated

Pie in the face = \$244.00 goes to the Swim Team

**Entertainment - Michele Murphy, GerryLynn Haak**

- Summer season is over
- There will be a DJ at the Halloween event

**Sewer - Robert Personette**

- Ran Great
- Using a new product to keep feeding the bacteria to keep it alive

**Maintenance – Brian Fitzpatrick**

- Closed the pools for the season
- Preparing for the fall/winter season
- Fixed broken pipe in the men's bathroom in the Game Room

**Land-Use: Brian Fitzpatrick, Patricia Carey**

- 52 total
- 51 last month and 1 this month
- Will go over all violations with the office and report for the next meeting

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

- We are getting a good response back for volunteers for the By-Laws committee
- 5 people have already signed up and an additional 11 people emailed yesterday
- Planning to have our first meeting in February

**Contracts – Kevin Dille, Thomas Miller**

- Currently our Sanitation contract is up Dec 31<sup>st</sup> we need to discuss switching companies
- Purchased 2 new trucks for Maintenance, F150 to replace the custodian truck and F550 Dump to replace the one we use for stone

Executive Session opened/closed – Regular Session opened.

**New Business:**

Secretary GerryLynn Haak read the results for the 2026 Election

**Results of 2026 Election:**

Brian Fitzpatrick 133 votes  
Thomas Miller and Patricia Carey 132 votes  
Robert Personette 129 votes  
Lori-Ann Kinney-Bush 114 votes  
Scott Hansen 108 votes  
Michael Robles 100 votes

**Old Business:**

- Getting the Study done for the Electricity
- All cameras approved for security

NEXT MEETING: October 18, 2025, at 9AM in the Board Room all invited to attend.

**MOTION:** by Kevin Dille to close the meeting

**SECOND:** Michele Murphy      **VOTE:** All in favor

Regular Session closed – Annual Meeting opened.

**Annual Meeting**

- 93% of dues collected this year
- 96% of dues in the prior year
- Maintenance worked on Well 3 issues
- Work crew is doing great
- Certified 9 new lifeguards at Trails End
- Entertainment was great, not bringing back Blue Meanies next year
- We are updating the Trails End website, Edge.Net is the company and it should take 2-3 weeks
- Office did great, good communication with the Property Owners
- The concession kids were great, very polite

**MOTION:** by Brian Fitzpatrick to close the annual meeting

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

**Meeting adjourned 3:45pm**

Respectfully submitted,

*Victoria Matassou*

Assistant Property Manager