



SHOHOLA FALLS

Trails End

Property Owners Association

190 Shohola Parkway South, Shohola, Pennsylvania 18458

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www.trailsend.org

Board of Directors Meeting

May 16, 2026

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, May 16, 2026, at 9:00 A.M.

ROLL CALL

Officers Present:

President – Jo-Ann Pollack

Vice President – Kevin Dille

Treasurer – Lori-Ann Kinney-Bush

Members Present:

Michele Murphy

Brian Fitzpatrick

Patricia Carey

Iris Altreche

Thomas Miller

Member's Excused:

Secretary - GerryLynn Haak

Robert Personette

Others Present:

Mike Chlebowski, Chief - Homeland Security

Attorney Woodrow Martin – Richard B. Henry & Assoc.

Anne Weaver, Accountant – Williams Owens & Assoc.

Sherry Ranaudo – Property Manager

Victoria Matassov, Office Manager

President Pollack called the meeting to order at 9:00 A.M. Called for a motion to approve April 18, 2026, minutes.

MOTION: by Brian Fitzpatrick to accept the minutes

SECOND: Kevin Dille **Abstain:** Patricia Carey, Iris Altreche **Vote:** All in favor

Property Owner Time:

- Lot #4315 –Ready for Memorial Day.
- Lot #5520 – Commanche trees.
- Lot #1605 – Concerned about speeding on Shohola Parkway, request a speed bump.

Accountant Report – Accountant Anne Weaver gave an update to the annual audit report stating that of 12/31/25 Trail End POA is in a strong financial position with 92% of dues collected in 2025.

Office Report - Sherry Ranaudo – Property Manager

- Office is getting busier each day.

- Busy with Land Use violations, citations, collection of back dues, dues payments, permits, new hire packets
- Letters to members not in good standing for dues sent out
- Reduced the size of The Happenings to fit in guard shack box
- Started uploading The Happenings on the new website
- Onboarding of seasonal employees has begun
- Request to take liquor license out of safe keeping submitted

Security Report – Mike Chlebowski – Chief Homeland Security

- A few stop work orders were issued
- Land Use violations and citations given to office to be mailed out
- Cameras on property were updated
- Season is picking up

Legal Report – Attorney Martin

- Still working on 2 deed backs

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

- April's report shows that 85.3% of current dues were collected; 92% prior dues collected
- Motion to pay the bills

MOTION: by Kevin Dille to pay the bills

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

Rules Enforcement – Robert Personette, Kevin Dille

- Due to the number of grievances two meetings are scheduled May 24th and May 30th, 9AM.

Concession/Kitchen/Bar – GerryLynn Haak, Michele Murphy

- Getting ready for the season
- Applications still coming in for seasonal staff

Recreation - Patricia Carey, GerryLynn Haak

- Still adding on some additional events for the summer
- Recreations calendar will be out by July 1st
- Still selling tickets for the Jason Aldean Concert at Bethel Woods
- Swim Team Champs will be on August 1st and hosted by Trails End

Entertainment - Michele Murphy, GerryLynn Haak

- All booked for the season
- All ready to go

Sewer - Robert Personette

- Started increasing the volume of bacteria to keep the flow good

Maintenance – Thomas Miller, Brian Fitzpatrick

- Getting ready for the season
- The beavers were taken care of
- Painting completed in the Game Room, Clubhouse and Bar
- Comfort stations are done
- Cleaned up and cleared trees at Twin Ponds
- Few more speed bumps are needed
- Fence between Total Rec and Trails End need repair
- Strand Pole to install new handicap chair lift in lower pool

Land-Use: Brian Fitzpatrick, Patricia Carey

- New Land Use Violations sent out by office
- Follow up in 30 days

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

- 2 by-laws meetings held
- Next meeting to be scheduled

Contracts – Kevin Dille, Thomas Miller

- Looking at our propane usage, who we use and comparing it to other companies

Executive Session opened/closed – Regular Session opened.

New Business:

- Ramp certification

Old Business:

- One-way tint for windows in Clubhouse
- Happening box at guard shack replacement
- Cats

NEXT MEETING: June 20, 2026, at 9AM in the Board Room all invited to attend.

MOTION: by Iris Altreche to close the meeting

SECOND: Kevin Dille **VOTE:** All in favor

Meeting adjourned 12:45pm

Respectfully submitted,

Sherry Ranaudo

Sherry Ranaudo - Property Manager