

Sunrise Lake Property Owners Association, Inc.
101 Sunrise Drive
Milford, PA 18337
Telephone: (570) 686-1880 Fax: (570) 686-2320
www.sunriselake.org

SLPOA Board Meeting
Saturday, April 22, 2023
Held at the SLPOA Office & Zoom

Wendy Westock officially calls meeting to order at approximately 3:00 p.m.

Pledge of Allegiance done at prior meeting

ATTENDANCE

Wendy Westock, President	Present
Doug Dow, Vice President	Present
Christine Hollay, Treasurer	Present
Diane Meyerhoff, Secretary	Present
Sophie Altvater, Director	Present
Ron Hansen, Director	Present
George Sullivan, Director	Present

This is a regular board meeting.

Real estate – **2021** - 75 homes and 11 lots sold, **2022** - 60 homes and 17 lots sold. So far in **2023** 19 homes, 2 lots plus there are 4 pending home sales.

I hope you take some time to read the letter from Christine, the Board Treasurer. The letter highlights some of the projects that have been undertaken this past year and outlines many of the anticipated projects for the upcoming year.

The cost of continued repairs on the Sunrise Lake overflow pipe and the timing and cost of the complete replacement of the overflow pipe are unknown at this time. The board continues to work on plans for improvement of the mailboxes and entrance areas of the community. As many agencies are involved in this, we again have no control over the timing and as we don't have engineering plans in place, we do not have a cost estimate. We have been able to make some temporary fixes to the mailboxes and will continue to work on this. There are lots of hoops to jump through and we are doing everything we can to move

both these projects along. We will keep everyone informed as soon as we have any additional information.

Over the next few weeks, our maintenance staff will be focused on cleaning up the front entrance, maintenance yard and 911 memorial. The drainage culvert along 739 has settled and is ready to be filled with stone and pipe and leveled. Now is the time for spring cleaning. Dumpster Day is scheduled for June 10th. As residents we all have the opportunity to clean up our properties and fill up those dumpsters.

Upcoming events on the Sunrise calendar: watch for details in email blasts or call the office for more information.

Lakes committee meeting – April 25 – 6:30 pm at the Sunrise Office

Paint and Sip – Friday, May 5 at 7 pm

Yard Sale – May 27, raindate May 28

Dumpster Day – June 10

Fishing Derby – June date tba – hosted by the Lake Committee

Vendor Fair – July 1, raindate July 2

Trunk or Treat

Holiday House Decorating contest

Plans for 2023 season of the 739 Sea Rays swim team are in the works. Details about registration, sponsors and schedules will be available soon or call the office and speak to Erin. We are looking forward to an exciting season with lots of fun for the kids. The swim team will be hosting several events at the pool which, as always, are open to all community members in good standing.

We have signed contracts with Strand for the opening and closing of the pool as well as chemical maintenance. As you may have noticed, the pool has been newly painted and is scheduled to open on Memorial Day weekend. We are still looking for pool staff, both lifeguards and concession workers.

Again, I remind all residents that the upcoming mailing includes not only the 2023/2024 budget, invoice for 2023/2024 dues, notice of a special meeting on Saturday, May 20th but also a nomination form for the upcoming election. Three board positions are open for election and the board encourages any resident in good standing who is interested in serving on the board to complete the form and mail or email it to Appletree Management. Complete instructions are on the form. If you have questions about what being on the Sunrise Board of Directors entails, please don't hesitate to call the office or reach out to any of the board members.

The board encourages any resident with questions, suggestions, or concerns to call the office directly at 570-686-1880 or email the board at

sloabod@sunriselake.org. The best way to get accurate and up to date information is to contact the office or email the board as the SLPOA board is not affiliated with any social media web pages, therefore, we can not comment on the accuracy of the information provided. Going directly to the office or board is the best way to ensure that the information you are seeking is as accurate as possible.

5. **Financial Report:** given at prior Budget/Membership meeting.
6. **Old business:**
Motion to approve November 12, 2022 Board meeting minutes.
Motion made: George Sullivan
Motion Seconded: Sophie Altvater
7. **New business:** Motions for bill payments and contracts for services authorized at previous work sessions (November 12, 2022, through April 19, 2023).

Contracts authorized:

Strand Pool – 2023 pool chemical maintenance \$9,390.00.

Pool opening and painting - \$14,010.00

Pool winterization - \$1,240.00

Motion made: Ron Hansen

Motion Seconded: Christine Hollay

All in favor.

Tri State Security - for 3,640 yearly service hours, schedule to vary at \$28.34 hourly rate to include car, gas, personnel, equipment, training, dash cam, body cam, insurance.

Motion made: Diane Meyerhoff

Motion Seconded: Sophie Altvater

All in favor.

Aquatic Services – 2023 lake management services - \$4,280.00 plus additional costs for weed treatment if needed.

Motion made: Doug Dow

Motion Seconded: Ron Hansen

All in favor.

Wayco for 2023 paving - \$188,895.00 – Projects are Hawk View from Wild Meadow to Hawk View Court, Valley Road, intersection of Wild Meadow

and High Meadow and speed hump near pool parking lot.

Motion made: George Sullivan
Motion Seconded: Ron Hansen
All in favor.

Bill Payments Authorized:

Blue Ridge Tree Service - \$9,000.00 canopy work
Sprint Lake Dam - \$25,000.00
Road improvement to Sprint Dam access – \$4,200.00
Tree removal – Cabin and logs to South Shore Dam - \$3,300.00

Motion made: Christine Hollay
Motion Seconded: Ron Hansen
All in favor.

Generac Power – warranty for generator - \$673.10

Motion made: Ron Hansen
Motion Seconded: Sophie Altvater
All in favor.

Industrial Hose and Supply - \$705.63 – maintenance on Flail mower

Motion made: George Sullivan
Seconded: Doug Dow
All in favor.

Intuit - \$763.94 – Quick books

Motion made: Ron Hansen
Seconded: Christine Hollay
All in favor.

John Klemeyer, Esq - \$960.00 – collection actions, consultation on lawsuit.

Motion made: George Sullivan
Motion Seconded: Christine Hollay
All in favor.

Knox Company - \$519.40 – Knox box for office, required by emergency services

Motion made: Ron Hansen

Motion Seconded: Sophie Altvater
All in favor.

T.M. Morey - \$146,854. – winter road maintenance per the contract

Motion made: Sophie Altvater
Motion Seconded: Ron Hansen
All in favor.

M.J Smith - \$1,800.00 – road maintenance, culvert cleanouts

Motion made: Diane Meyerhoff
Motion Seconded: Christine Hollay
All in favor.

Pennoni Associates - \$9,170.00 – dam inspections, Sunrise overflow pipe project

Motion made: Ron Hansen
Motion Seconded: Doug Dow
All in favor.

Sawkill Power Equipment - \$2,997.88 – maintenance on Mahindra

Motion made: Ron Hansen
Motion Seconded: Doug Dow
All in favor.

Wayco - \$236,117.51 – balance on Rattlesnake culvert and paving 2022 season

Motion made: Doug Dow
Motion Seconded: Christine Hollay
All in favor.

Motion to accept the draft 2023/24 Budget.

Motion made: Christine Hollay
Motion Seconded: Doug Dow
All in favor.

New legal matter: Eric and Julia Pagan have filed suit against Sunrise Lake POA and others, alleging inadequate disclosure of the circumstances surrounding sewage disposal which is in Section 9. The POA is insured and denies liability.

Statement Re: Section 26

About 10 days ago the board was approached by representatives of someone who wants to purchase a lot in Section 26, which is presently owned by Sunnylands. Section 26 has special covenants that are different from the standard covenants for Sunrise Lake. We were asked to indicate what the community's position is on the obligations of a potential buyer to the POA. The board, working with our attorney, is in the process of negotiating an agreement which we endeavor will be in the best interests of the association. We have scheduled a Special Meeting for Saturday, May 20 at 11 am, at which time we hope to be able to present to the members a proposed agreement for this with Sunnylands. At this time, we cannot discuss this in more detail.

8. Questions from the residents

Resident: Question regarding Security contract.

Board: All the costs for Security are included in the hourly rate. We do pay a little more on holidays. We only have them on duty for 3 holidays: Memorial Day, July 4th and Labor Day.

Resident: Is the Board involved in helping Section 9 find land for new fields?

Board: No

Resident: All the expenses that were just approved, are they reflected in the report or are these additional expenses?

Board: They were expenses from November 15th through April that have been approved.

Resident: The road repair that will be done, does that go down High Meadow to take care of the pot holes?

Board: The corner of High Meadow will be paved.

Resident: I inherited my mailbox from previous owner. When the mailboxes get upgrades, can I change it to the other side of the community? Post office is telling residents it's an easy process to add/replace boxes.

Board: You could go to the post office to see if you can switch sides. We have to wait to get approval from Engineers to move the mailboxes on the Wild Meadow side to a better spot. We also have to wait for PennDot for approval. The post office was very helpful in replacing the boxes that were damaged. Regarding the boxes, one new cluster box (mail for 12) costs about \$3,200.00-\$3,500.00 for a box.

Resident: I appreciate the new black top on Valley Drive. My question is people

that are running a business. They are destroying the road. We are paying for a new road for this business.

Board: There are numerous code violations in Sunrise as well as Dingman Township that are difficult for the HOA's to address. I've been working with the Township, the Zoning Enforcement Officer and Supervisors to try to get some zoning enforcement for junk autos and businesses. This is a very difficult situation. It's tough to stop a person from a business venture. We would have to stop all people and that could include people working from a home office. The township states people claim to be doing a lot of this as a hobby. That is a part of PA law. It's way more complicated then telling someone they cannot do this or that. We could open ourselves up to a lawsuit. We can't discuss individual homeowners. We aren't making a statement about any particular homeowner.

Resident: I feel like we are picking and choosing who we decide to fine. If you break a rule, there should be a fine.

Board: We have to go back and find out which rule they are breaking. We cannot comment on an individual homeowner. We cannot share information on who receives fines.

Resident: What is being done about the rut on South Shore?

Board: That was Section 9's utility company that did a repair and has not completed fixing this. It has been a few years. They keep patching it, but it has never been completely repaired. We continue to request that this gets repaired.

Resident: Regarding septics, if a neighbor or someone has a septic problem and the person cannot fix the problem, does the HOA help?

Board: No. If you see a problem, report it to the township. There are state programs and loans that people could apply for to help pay for issues/repairs.

Resident: With the upcoming election, 3 Board positions are open. Is anyone running to fill these positions?

Board: I cannot answer that as we do not receive that information. Appletree Resource Group has this information. We do not know until we receive the ballots.

Resident: Regarding lowering the lake for the overflow pipe repair that needs to be completed, will this take years to fix?

Board: When the DEP gives us permission/approval then our construction

company will schedule the repair, which will be removing the old overflow pipe and installing a new one and probably an overflow ditch in Rattlesnake Creek. Once we did repairs last year, the water level did come back up quickly. I have called DEP about 20 times and have not received an answer.

Resident: On Facebook, a women stated that she had a sign stolen off her lawn. According to our Rules & Regulations, no signs are allowed. Has this been enforced?

Board: According to our attorney, the only signs allowed in Sunrise are political signs. They are allowed 30 days before and 7 days after an election. We suggest take a picture and we can have Security check into this.

Resident: Several homes on Sunrise Drive have many cars in their driveways. I would like to make a suggestion that no homeowner can have more then 4 cars on their property and if they want to have more than 4, then they need approval.

Board: The Board will look into this.

Resident: Can my children have a lemonade stand?

Board: As long as you are on your own property.

Resident: During the summer, can the access to Cabin Road be opened up? We now have limited access to get to this lake.

Board: That was blocked off last year when the water level in the lake decreased. This made a big mud puddle. We blocked it so it wouldn't get worse than it was. If we do open it up, we will still block the trail. The DEP states that in a wetland area, you can access this as long as you do not disturb the ground.

Resident: Regarding safety in reference to the ATV's and dirt bikes, some people I understand have been ticketed. Can we amend the rule beyond a fine? If you have an unlicensed person breaking road and safety rules where everyone else has a license and they do not, can we add a rule to confiscate?

Board: We do have a major problem with ATV's and dirt bikes. Security can not chase them. If something happens, they will be liable. Our Security is getting good at knowing where they are coming from, where they live. Some are coming in from other communities.

Resident: We do have to discuss safety. It's always the same kids. We need to talk about next steps besides fines. If there is an accident, will we be liable? I

would like to suggest confiscation and also a fine against the parents. We should have a place for them to go instead of racing through the communities.

Board: We are continuing to work on this.

Resident: I did a lot of work on my property. Who is responsible for the damage on my property from the plow? This isn't right. They don't respect people's property.

Board: Is it within the 5 foot easement? We can check.

Resident: Can you explain the relationship between this Board and Appletree? I still do not understand it.

Board: Appletree manages the Sections. There is no relationship. They are a separate entity. We do contract with them to run our election. We are not affiliated with them.

Resident: If an off-road vehicle is registered and insured, they should be fine on your property. I have a registered and insured ATV. Other communities allow ATVs to use their roads if they are legal. I feel if this community adopted something similar, you would encourage more people to register and insure their off-road vehicles. It would be easier for security to identify these.

Board: I appreciate the information. We will look into this.

Resident: My house is on the corner of High Meadow & Wild Meadow where the big dip is. There is a culvert pipe at the stop sign. There is an arrow, don't know who fixes this? There is a giant pothole. There has been a mark there for about a year.

Board: We can look at what you are talking about. Call the office. The shoulders on the road with the paved area are the communities responsibility. When we pave, stone is put down on the shoulder. Some is washed out. There are some areas on Wild Meadow that is scheduled to be completed. If this is part of that, then we will fill it up.

Resident: What happened to sweeping the rocks?

Board: We are ordering new brushes for the tractor and will be starting this on some of the roads.

9. Adjourn meeting

The minutes are respectfully submitted to the best of my ability.

Diane Meyerhoff
Secretary

Date

DRAFT