

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

SLPOA Board Meeting
Tuesday, April 12, 2022
Held by Webex and in person

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to order at 7:16 p.m.

ATTENDANCE

Wendy Westock, President	Present
Amy Panetta, Vice President	Present
Christine Hollay, Treasurer	Present
Diane Meyerhoff, Secretary	Present
Sophie Altvater, Director	Present
Chuck Roberts, Director	Present
Doug Dow, Director	Present

Board Report:

As an update to the Lake Culvert pipe project, as we said at the last board meeting the board contracted with Pennoni Associates to oversee this project. This is the company that performs our yearly dam inspections and right now they are working with the DEP to obtain the required Letter of Authorization. Once the LOA is submitted to the DEP, it is expected that the review and approval process will take at least a year as DEP is that backed up. We are expecting the actual work to begin, at the earliest, in the spring of 2023. We will keep you updated as we know more.

Real estate – **2021** - 75 homes and 11 lots sold, so far in **2022** - 17 homes and 8 lots sold plus there are 2 pending home sales.

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

Lakes committee meeting – April 26 - 7 pm at the Sunrise Office.
Yard Sale – May 28, raindate May 29
Dumpster Day – June 4
Craft Fair – July 2, raindate July 3
Fishing Derby – July 9, raindate July 10 – hosted by the Lakes Committee

Plans for 2022 season of the 739 Sea Ray swim team are in the works and details about registration and schedules will be available soon. 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. In addition, we will be replacing the broken baby pool motor and shed that houses it so the baby pool will be open this summer.

As most of you know, we have contracted with a new security company, Tri State Security. They have been on the job for about a month now and we are pleased with them. The dispatch number is 1-570-459-3336.

Again, I remind all residents that the upcoming mailing includes not only the 2022/2023 budget, notice of rule changes and invoice for 2022/2023 dues, but also a nomination form for the upcoming election. Three board positions are up 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 slpoabod@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 cannot 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.

Treasurers Report: Christine Hollay

Bank account balances were given at the Budget Meeting.

Old Business

Motion made to approve the February 24, 2022 minutes.

Amy Panetta 1st
Sophie Altavater 2nd
All approve.

New Business

Motions for bill payments authorized at previous work sessions:

Contract signed with Strand – 2022 pool maintenance – \$7,830.00

Pool opening - \$2,790.00

Pool winterization - \$1,240.00

Strand – baby pool motor – \$2,305.79

Arthur Trovei and Sons - \$8,581.88 – purchase of flail mower

Intuit - \$582.99 - Quickbooks upgrade

Motion to approve:

Sophie Altavater 1st

Chuck Roberts 2nd

6 Approve

Amy Panetta – No

Motion passed

Motion to accept the draft 2022/23 Budget.

Amy Panetta 1st

Doug Dow 2nd

All approve

Rule Changes:

1.22 Use of Community Property: Members in good standing may use community property for organized events after obtaining a permit from the SLPOA office. A \$50.00 deposit will be required and will be refunded if property is left clean and tidy. The deposit requirement may be waived by the SLPOA for community sponsored events or groups. Failure to obtain a permit:

- a. First offense subject to a fine of: \$250.00
- b. Second and subsequent offenses subject to a \$500.00 fine. (New Rule)

6 Approve

Christine Hollay – No

Motion passed.

3.1 Speeding: Drivers exceeding the posted speed limits on community roads will be subject to the following fines.

- a. Up to 15 mph over speed limit \$ 50.00
- b. 16 mph and above \$100.00
- c. Third and subsequent offenses \$200.00

Diana Meyerhoff 1st

Chuck Roberts 2nd

6 Approve

Christine Hollay – No

Motion passed

3.2 Stop Signs: Drivers failing to observe stop signs posted on community roads will be subject to the following fines.

- | | |
|----------------------------------|----------|
| a. First offense | \$ 50.00 |
| b. Second offense | \$100.00 |
| c. Third and subsequent offenses | \$200.00 |

Sofie Altavater 1st

Amy Panetta 2nd

6 Approve

Christine Hollay – No

Motion passed

3.3 Failure to Comply: Should a resident not comply with security when asked to pull over for any infraction, fine shall be as follows.

- | | |
|----------------------------------|----------|
| a. First offense | \$100.00 |
| b. Second offense | \$200.00 |
| c. Third and subsequent offenses | \$400.00 |

Sofie Altavater 1st

Diana Meyerhoff 2nd

All approve

Motion passed

3.5 Vehicle Stickers: For security purposes, vehicles entering the community or parked on community property must have a SLPOA ID sticker or visitor tag displayed on the rear-view mirror. Stickers must be obtained within four weeks of ownership of a vehicle. Guests using any of the amenities must obtain a visitor tag. Violators will be subject to a fine and the vehicle may be towed at the owner's expense.

- | | |
|--|----------|
| a. First offense subject to a fine of: | \$ 25.00 |
| b. Second and subsequent offenses are subject to a \$50.00 fine. | |

Diana Meyerhoff 1st

Sofie Altavater 2nd

All approve

Motion passed

3.8 Winter Easement Restrictions: Property owners, guests or tenants are not permitted to park any vehicle or place any object on community roads and/or easements (easement is 5 ft. from edge of road) from November 1st to April 1st.

- | | |
|--|--|
| a. First offense is subject to a Warning. | |
| b. Second offense is subject to a \$50.00 fine. | |
| c. Subsequent offenses are subject to a \$75.00 fine per occurrence. | |

4.1 Badges/Community ID: Individual ID badges and guest badges will be issued to all property owners in good standing for use at the pool and other community common facilities. Residents not in good standing are not permitted to use another resident's guest pass to access the pool or other common facilities. Badges can be obtained at the Sunrise office at no charge. There is a \$2.00 replacement fee for a lost ID or guest badge. All residents must display or be in possession of a SLPOA ID badge while using any common facility. Fines may be levied on both the offender and the homeowner whose pass is being used improperly.

- a. First offense \$ 50.00
- b. Second offense \$100.00
- c. Each offense thereafter shall be subject to \$150.00 fine

Diane Meyerhoff 1st
Sofie Altavater 2nd
6 Approve
Christine Hollay - No
Motion passed

4.3 Boat Stickers: For security purposes and invasive species control, only resident boats displaying current SLPOA ID boat stickers are allowed on our lakes. Guest boats are not allowed. This includes but is not limited to all watercraft including row boats, pontoon boats, paddle boats, canoes, and kayaks. Resident stickers can be obtained at the Sunrise office at no charge.

- a. First offense subject to a warning and immediate removal from the lake.
- b. Second and subsequent offenses subject to a \$100.00 fine.

Doug Dow 1st
Chuck Roberts 2nd
All approve
Motion passed

4.4 Gas Motor Restriction: Property Owners, their guests or tenants are not permitted to use gasoline motors of any kind, including but not limited to boats, motorcycles, snowmobiles, or ATVs, at any time of the year on our lakes or ponds. Gasoline motors must be tilted up or removed if not able to be tilted. In addition to the fines below, the property owner will be responsible for the cost of the clean-up of the resulting pollution and/or repairs of damage to SLPOA common facilities and/or private property.

- a. First offense subject to: \$ 500.00
- b. Second offense subject to: \$1,000.00
- c. Subsequent offenses subject to a \$2,500.00 fine per occurrence.

Doug Dow 1st
Chuck Roberts 2nd
All approve
Motion passed

Questions from Residents:

Resident: Who will be running the swim team?

Diane Meyerhoff: Marissa Kelly

Resident: I am wondering why one of the Board members voted no to stop sign and speeding fine increases?

Christine Hollay: I feel the initial fines are too high as well as subsequent fines. I believe the original fines were enough of a deterrent.

Resident: Are we using the same badges?

Wendy Westock: We are using the same badges. The pool has a list of the people who are in good standing. We do not stamp badges anymore.

Resident: Will Sunrise consider getting kayak racks?

Wendy Westock: The Board will consider this. We need to figure out about the lake culvert first.

Doug Dow: It was discussed at the Lake Committee meeting. Until we know the status of the dam, we cannot commit to any construction.

Resident: What is the status of the Maintenance yard and property surrounding this?

Wendy Westock: The Board is not considering this.

Resident: Has a problem with major flooding on her property.

Chuck Roberts: The property is surrounded by private property. You should speak with your neighbors and get an engineer.

Wendy Westock: You would need to get an engineer to look into this.

Meeting adjourned at 7:48 p.m.

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

Diane Meyerhoff
Diane Meyerhoff
Secretary
SLPOA BOD

8-10-22
Date