

Sunrise Lake Property Owners Association, Inc.
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www.sunriselake.org

SLPOA Board Meeting
Saturday, July 22, 2023
Held at the SLPOA Office and Zoom

Wendy Westock officially calls meeting to order at 11:05 a.m.

Meeting opens with Pledge of Allegiance

ATTENDANCE

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

President's Report:

This is a regular board meeting. The 2023 Membership/Election meeting will be held immediately following this meeting.

Real estate – **2021** – 75 homes and 11 lots sold, **2022** – 60 homes and 17 lots sold. So far in **2023** – 30 homes, 10 lots plus there are 8 pending home sales.

The board would like to thank Diane Meyerhoff, Sophia Alvater and Ron Hansen whose terms end today, for their time on the Sunrise Board of Directors and their many contributions to our community.

Two part-time maintenance workers have been added to our Maintenance team. Frank Bachetti and Bob Warren have been hard at work assisting our Maintenance Supervisor, John Manganella along with volunteer time of board members, Doug Dow and George Sullivan. This team has completed many projects in the past several months. In addition to the weekly landscaping, grass cutting and trimming – they have filled the ditch on 739, cleaned up our 9/11 memorial, repaired and installed the dock, replaced the shed roof, continued cleanup of common area around office and maintenance yard, installed stop

and road signs, installed the sweeper on the tractor and swept intersections, painted the interior of the pool house, painted the ramp to the office, repaired the concession area at the pool, repaired mailboxes and the list goes on. Future projects include repair and paint bulletin boards, continued work on road shoulders, filling potholes, boulders on south dam, new doors for the pool house, regrade the maintenance area and construct an area for the anti-skid and of course continued landscaping and common area clean-up.

Wayco completed the paving for 2023/2024 and installed a speed hump. The road lines were painted. Damaged mailboxes were replaced on Wild Meadow and an additional parcel locker was installed on Sunrise Drive. The Sprint Lake Dam repair project was completed as required by the DEP.

The pool was painted and opened on Memorial Day weekend. The board wants to thank all our pool workers, lifeguards and pool attendants for their hard work keeping our pool safe and running smoothly. We have received many positive remarks about the pool.

The board continues the work on plans for the replacement of the mailboxes and refurbishing the entrance areas of the community. A survey of our property at the Wild Meadow entrance was submitted and our architect/engineer is completing plans for the Highway Occupancy Permit needed from Penn Dot. This permit is required before the Township will authorize any plans to the mailboxes on Wild Meadow. The installation of the green boxes was only allowed because some of the boxes were damaged in the winter and federal law requires mailboxes be available. Replacement of the mailboxes on Sunrise Drive is contingent on the plans for the Wild Meadow mailboxes. If we do not have adequate space or distance from 739 to redo the mailbox area on Wild Meadow some or all of these boxes would have to be relocated to Sunrise Drive and therefore, plans can't be made for Sunrise Drive boxes until we know the status of Wild Meadow mailboxes. We were able to make some temporary fixes to mailboxes, thanks to George Sullivan and will continue to do so as possible. As many agencies are involved in this, we have no control over the timing and as we don't yet have engineering plans in place, we do not have a cost estimate. There are lots of hoops to jump through and we are doing everything we can to move this project along.

Sunrise Lake Culvert update: As we have been reporting – Sunrise hired Pennoni Associates, who submitted a proposal to the PA DEP for the replacement of the failing Sunrise Lake overflow pipe. That proposal was submitted over a year ago. As the present overflow pipe is failing and water was draining at an unacceptable rate an air bladder “pig” was installed in a section of the overflow pipe last Summer to help maintain water levels. This pig serves as a plug and can be inflated or deflated to control the water flow from Sunrise Lake to Rattlesnake Creek. At that point, the water level was stabilized.

In January there was a failure in the underground overflow pipe which runs from the lake, under Sunrise Drive and empties into Rattlesnake Creek. This failure caused a sinkhole to suddenly appear in the Sunrise Lake boat launch area. This situation was immediately addressed by the Board in consultation with our engineering firm and contractor. DEP was notified and the Army Corps of Engineers was also on site. The sinkhole was filled with stone within 24 hours of the discovery of the hole and a large volume of stone remained on site to help further stabilize the area.

Earlier this month, the water levels in the lake became higher than acceptable and therefore, in consultation with Pennoni and our engineer, the pig was deflated and the water level receded.

On Saturday, July 8 erosion at the boat launch appeared and the sink hole reopened. The remaining stone was pushed further into the hole and material was brought in to fill the areas of erosion to stabilize the area. Sunrise contacted Pennoni and our engineer immediately.

On July 12, Pennoni was on site to assess the situation. On July 18, Pennoni submitted a request to the DEP asking them to prioritize the review of the replacement proposal as the continued deterioration of the pipe has made the situation more urgent. On July 19, Doug and I participated in a conference call with several DEP personnel and Pennoni. The result of the call was that DEP notified us that DEP would be issuing an Emergency Order because the situation is considered a Public Emergency. The order will require that Sunrise Lake be drawn down to a level equal to the base of the overflow pipe riser. They said that the drawdown would require pumping the water over Sunrise Drive into Rattlesnake Creek necessitating a complete closure of Sunrise Drive. After the conversation we contacted our engineer, Jeff at Wayco, who has been overseeing the project from the beginning. He had other thoughts as to how to draw down the lake without closing Sunrise Drive, but any action would require DEP authorization. Another conference call is scheduled for Monday morning.

Just prior to the meeting I received a draft of the actual Order from the DEP. As soon as this meeting is over the board will meet and then we will notify the community of the requirements and expected timeline so that residents with homes on the lake can make decisions regarding their docks and boats. A copy of the order will be available to any resident. We are going to do everything possible to keep Sunrise Drive open and traffic flowing normally. We will send email communications to the community whenever we have additional information. This is an evolving situation with the very real possibility that the pipe could not only fail but also collapse. We are well aware of the potential impact on residents' everyday lives, traffic and school buses. We have been given 30 days to drawdown the lake.

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.

Financial Report:

Account balances were given.

We have collected \$623,020.35 in 2023/2024 assessments.

We have collected \$19,641.54 in prior dues, finance charges, and late fees since June 1st.

We have collected \$571,191.47 or about 80.45 percent of budgeted amount for houses.

We have collected \$51,828.88 or about 66 percent of budgeted amount for lots.

Per our accountant, we had a profit for the 2022/2023 fiscal year of \$58,109.29. We have moved \$30K into our capital improvement account and \$28,109.29 into our reserve account.

Motion: As per our accountant, there was a \$58,109.29 profit for 2022/2023 fiscal year, I move that the board authorizes the transfer of \$30,000.00 in capital account and \$28,109.29 in reserve account.

Motion: Christine Holllay
Second: Wendy Westock
All approve.

Old Business:

Motion to approve April 22, 2023 Board meeting minutes.

Motion: Ron Hansen
Second; Doug Dow
All approve.

New Business: Motions for bill payments and contracts for services authorized at previous work sessions (April 23, 2023 through July 20, 2023).

Bill payments authorized:

Affordable Container Service: \$7,550.92 – Dumpster Day.

Motion to pass, 2nd: Christine Hollay, all in favor.

Appletree Resource Group: \$1,000 – election oversite.

Motion to pass, 2nd: Ron Hansen, all in favor.

Blue Ridge Tree Service: \$875.00 – tree removal – Wild Meadow mailboxes

Motion to pass, 2nd: George Sullivan, all in favor.

Division of Dam Safety: \$1,600.00 – Dam registration

Motion to pass, 2nd: Ron Hansen, all in favor.

Home Depot: \$837.71 – pool storage cabinet and roofing supplies

Motion to pass, 2nd: George Sullivan, all in favor.

John Klemeyer, Esq: \$4,300 – collection actions, Section 26, DEP meeting.

Motion to pass, 2nd: George Sullivan, all in favor.

Lowes: \$843.60 – lounge chairs, picnic table and decking for dock.

Motion to pass, 2nd: George Sullivan, all in favor.

Meyer & Meyer: \$825.00 – taxes

Motion to pass, 2nd: Ron Hansen, all in favor.

Sawkill Power Equipment: \$660.75 – tractor repairs, antifreeze and trimmer wire.

Motion to pass, 2nd: George Sullivan, all in favor.

Smith Equipment & Supply Co.: \$1,043.40 – wafers for sweeper.

Motion to pass: 2nd: Ron Hansen, all in favor.

Stahls by Greg Stahl, LLC: \$4,340.00 – line painting.

Motion to pass: 2nd: Doug Dow, all in favor.

Top Notch Electric: \$1,008.76 – electrical work at pool.

Motion to pass, 2nd: Ron Hansen, all in favor.

Walmart: \$2,107.98 – picnic table, chairs, umbrellas and bases.

Motion to pass, 2nd: Ron Hansen, all in favor.

Wayco: \$187,131.00 – paving 2023 season.

Motion to pass, 2nd: Ron Hansen, all in favor.

Questions from Residents:

Resident: With reference to the potential closure on Sunrise Drive, which will hopefully be avoided, that would mean the exit will be on Wild Meadow Drive? Do we know how much notice we would be given before it closes?

Wendy: No decisions have been made. The new board will meet following this meeting. We are hopeful it would be very temporary, or we would have a detour in place that would allow us to have more than one entrance. The community will be given as much notice as we have before it closes.

Resident: Regarding the overflow pipe, is the reduction of the level of the lake in order to repair the overflow pipe?

Wendy: Yes, we have to replace the pipe that flows from the lake into Rattlesnake Creek.

Resident: Once the pipe is repaired, will the lake rise back up?

Wendy: The lake is feed by snow, rain and underground springs.

Ron: Last year when the lake dropped, once the "pig" was put into place, we had enough rain within 2 weeks to bring the level back up. With normal rainfall, it should come back quickly.

Resident: Do we know how long the pipe is?

Doug: 220 feet

Resident: I understand we have limited information, in the event that we have 30 days to drain the lake, is the existing boat ramp supporting boats being pulled out?

Doug: It was inspected yesterday by a dam safety inspector from Wilkes Barre. He has recommended that we keep the boat ramp open so that people who have boats on the lake can remove them. He's also recommending that we try to keep the weight limits down to do that. But absolutely close it for any transient activity. He also recommended that we close the parking area on the far side of the boat ramp as well since the pipe runs under this. The composition of the area around the road is different than the rest of the area. The draw down will be approximately 5 feet.

Wendy: We are meeting with the engineer on Tuesday. We cannot start anything until he authorizes how to do it. It will depend on how exactly the order is written.

Resident: We are under a 30-day timeframe to draw down the lake, I'm guessing it would be wise for everyone on the lake who has a boat to get it pulled out within the next week or two at the most.

Doug: We are going to physically block that area off. We will make sure that the residents know.

Ron: In order to drain, we have to go down 5 feet and maintain at 5 feet.

Wendy: It might be more than 5 feet. We don't know yet at this point.

Resident: The drain valve and the pipe going through, do we have an engineer fix for the overflow pipe and the drain going through Rattlesnake Creek as far as materials? Or is it still being investigated?

Doug: We do not have approval from the DEP yet.

Resident: The DEP is seeing this as a public safety hazard?

Wendy: They are afraid there is potential for a breach of the dam and they cannot allow the lake to stay at that spot.

Resident: Have they allowed us to pursue to fix this?

Wendy: This is what Pennoni is doing. Wayco would be the contractor that implements it. Wayco has a civil engineer, Jeff, who has been overseeing this from the beginning. He has a lot of knowledge so he has been negotiating on our behalf with Pennoni and the DEP. It will be months, the road has to be dug up, the new pipe has to go in and drain system.

Resident: Has the DEP given any verbal OK to fix it?

George: No, the DEP had the plans for a full year, they were put together by a civil engineer who's approved by the Army Corps of Engineers.

Wendy: This order requires that within 14 days we have to provide a temporary breach plan. No later than September 29th, Pennoni has to submit a plan to remedy the failure and address any discovered deficiencies at the dam.

Resident: Where does Rattlesnake Creek lead to? You are talking about a large volume of water in a quick period of time.

Wendy: There's stipulations about how fast we can empty the water and part of it is we cannot empty it too fast to negatively impact the downstream and Rattlesnake Creek. The Fish & Game get involved since Rattlesnake Creek is also a protected trout stream.

Doug: Rattlesnake Creek goes into the Shohola marsh.

Resident: The drain will have a new placement not a replacement?

Wendy: We do not know. It's not a repair, it's a complete replacement of the system.

Resident: When the proposals from the DEP are put to us, do we have the option to look at other engineering companies or are we locked in with who we have been using?

Wendy: We are in agreement with Wayco. They have been involved for a long time.

Resident: In the past, a neighbor has made concerns regarding the salt shed. What has been done about this?

Wendy: We have repaired it. We replaced the roof. It's up to code with the permitting. There are no plans to move it at this time.

Resident: Dues went up this year. What percentage of homeowners & lots are in areas?

Christine: We collected 80.45% of the budgeted amount for houses and 66% of the budgeted amount for lots.

Resident: What happens for the people who do not pay?

Christine: Our office staff sends out reminder statements. For those in deep arrears we have a couple now that are with our attorney.

Resident: What happens when it goes to the attorney?

Wendy: I have two upcoming court dates on two accounts and arbitration on a third. We don't do a lot with the attorney at once since it is very expensive and we want to be successful with these. We will add another 3 or 4 to this list in the fall. The office is constantly working with people. We have tried to work deals out. When houses sell, we get paid at that point if customers are in arrears.

Christine: This year we did collect in prior dues \$168,000.00.

Resident: Is it possible to petition off the area in the lake where the pipe has to be corrected instead of draining the whole lake?

Doug: This is not an option that was presented by the DEP. They insist the lake be drained down to a level that is equal to or lower than the overflow pipe.

Resident: I understand this, but it doesn't make sense to me.

Wendy: They are afraid of a breach of the dam. Any water left in the lake higher than that level may breach the dam.

Resident: Isn't there another drainage area in the back of the lake also to divert more water that way? There should be other options than to drain the whole lake.

Doug: There is an emergency spillway at the South dam. It would allow the lake to drain if it was subjected to what the DEP calls a 100-year storm. If the level of the lake became an overflow situation, then it would overflow into the swamp behind it. It is not a viable drain option because that area drains into the creek and swamp that runs behind log tavern, also behind the fire house and the school. The other problem is it would have to have a spillway built into it and that would be cost prohibitive.

Resident: On the dues, it sounds like 20% are in arrears. Do we charge interest?

Wendy: Yes we do.

Resident: Who has priority liens on the property?

Christine: The mortgage company.

Christine: If it goes into a foreclosure or a Sheriff sale, we only get 6 months back.

Resident: Do we know over the past several years how much uncollected fees we lost?

Christine: No, I believe the accountant would know this.

Wendy: We have been working as hard as we can to collect as much money as possible. We have been extremely successful in settling accounts that are way overdue.

Resident: When the lake drops, if we get a September hot spell, what will happen to the water in the lake?

Doug: I'll be speaking to Aquatic tomorrow and will make sure he knows what the situation is and see what his recommendations are. They have done an excellent job in keeping the water in all three lakes good.

Resident: Do we have any idea what the cost might be?

Doug: Yes, it's going to be excessive.

Wendy: As soon as we know something, we will have another Board meeting and send out email blasts since it affects all of us.

Resident: What is the total number of homes and lots?

Christine: 949 homes, 160 lots.

Meeting is adjourned.

Keith Buccieri
Secretary
SLPOA BOD

Date

DRAFT