



SUNRISE BAY PROPERTY OWNERS' ASSOCIATION
Annual Meeting Minutes
May 21, 2022

The meeting, held on May 21, 2022, was called to order by President Tina Rulli at 10:00 am. The meeting agenda is attached.

A quorum of 10% (Article II, Section 4 of the Association's By-Laws) was satisfied with in-person, zoom and proxy property owners in attendance.

In-person members in attendance were:

Lots 3 and 6 – Judy Clawson
Lot 9 – Jackie Stackhouse
Lot 16 – Greg and Shondell Bruce
Lot 19 – Charlie and Genie Passut
Lot 22 – Brandon Gray
Lot 24 – Vicky Bradt
Lot 27 – Diana Nickels
Lot 30 – Shirley Donald
Lot 34 – Lee and Diana Trunnell
Lot 40 – Bob Brenneman
Lots 41 and 42 – Caroline and Herb Baker

Lot 44 – Branson and Lorinda Ayling
Lot 46 – Tina Rulli
Lot 48 – Dan Tice
Lot 49 – Tom and Trish Everhart
Lot 50 – Joshua Pitcock
Lot 56 – Doug Van Deusen
Lot 58 – Don and Sharon Radeke
Lot 62 – Scott and Nita McAllister
Lot 63 – Heather Brenneman
Lot 67 – Channin Breeden
Lot 75 – Andrew Seelinger

Zoom members in attendance were:

Lot 7 – Fred and Zee Jones
Lot 10 – Tony and Lorraine Smith
Lot 29 – Maureen Kenny
Lot 50 – Katherine Seaman

Lot 65 – Kara Schmid and Carl Gorkos
Lot 71 – Bob and Marlene Jamieson
Lot 88 – Fred Streb

Proxy members were (proxies and voting ballots attached to minutes):

Lot 2 – Gregory and Donna Engel
Lot 17 – Johnnie and Anita King
Lot 31 – J.D. and Pat Edwards
Lot 37 – Dave and Debbie Cornell

Lot 52 – Lisa and Brian Hall
Lot 60 – Rob and Barbara Boyer
Lot 70 – Roger and Cathy Best
Lot 82 – Gary and Casey Kwitkin

1. **Minutes** of the June 26, 2021, annual meeting were provided to members prior to the meeting. A motion was made and second to approve the minutes. Minutes were approved as presented.
2. **Committee Reports:** The Common Area Report and Water Quality Report (copies attached) were posted on the website prior to the meeting for property owners to review. Charlie Passut reported that as of May there is no harmful algae bloom.
3. **Financial reports** (2021 actuals, 2022 budget and 2022 budget vs. actuals as of March 31, 2022) were posted on the website prior to the meeting and made available at the meeting. Copies are attached to these minutes.

Checking and savings accounts	\$57,524
Certificates of Deposit	\$61,804

\$10,000 was available in the checking account from 2021 but not transferred to a CD for the Reserve Fund but has been earmarked for reserve projects.

Brandon Gray, the Treasurer, will be conducting the Reserve Study which is required every five years.

A member asked about the budget line item for “auto insurance”. It was explained that this is for liability insurance and the name is the name of the insurance company.

4. **Check Dam Partnership with Southwind Shores 1.** Prior to the meeting, members were provided details and costs associated with Southwind Shores’ request to partner with them on the cost of a Check Dam to assist with slowing silt coming into Foremost Run. This information is attached to these minutes.

The estimated cost for the project is \$48,000. The estimated cost to Sunrise Bay would be \$25,000 initial cost plus \$2,000-\$3,000 every three to five years for maintenance. There would be no special assessment to members for this cost as it will be funded from the Reserve Fund. If approved to fund this project, Sunrise Bay would have some oversight.

Sunrise Bay has approximately nine properties who are affected by this issue. The silt is coming from the creek at the far end of the cove. It is speculated that the silt is coming from the farm across route 719. The owner of lot 50 was told by the County that farms are “grandfathered in” and are not held responsible for any costs to correct the issue. Southwind Shores have dredged their side of Foremost Run several times and will be doing so again in the near future. Sunrise Bay will not be dredging its side anytime in the near future. Property owners reported that this is an issue for them as some of the silt from prior dredging may have come over to the Sunrise Bay side of the cove; and therefore, the depth of the water has diminished, and it can be difficult operating watercraft.

A member asked if anyone else has built a Check Dam and was it successful. Andy Seelinger said that he had done some research and found that it is an engineering technique and is a standard practice in the engineering field.

A member asked if any research had been done to see if there are any grants available from the EPA or other organizations to help fund this project. A member asked if the Lake Anna Civic Association had been consulted about the problem. A member showed concern of the farm fertilizer and other chemicals coming into the lake. No one knew the answer to these questions.

A motion was made and seconded to vote on funding the Check Dam. With a vote of 23 For and 12 Against, Sunrise Bay will contribute to the cost of this project but will have oversight with Southwind Shores.

Tom Everhart and Josh Pitcock volunteered to be on this new Committee.

5. Dock Refurbishment. Prior to the meeting, members were provided details and costs associated with the dock refurbishment project. This information is attached to these minutes.

The layout for the docks in Common Area A is an issue as some docks are not accessible (a minimum of 6) and it can be difficult to park two boats side by side. There are also wet land issues in the area. The Association could resurface the docks but that does not correct the layout and accessibility issue. If it is voted to proceed with this project, the Association would need to hire and consult with experts in the planning and layout. A floating dock system was discussed with an estimated cost of \$300K. It was mentioned that this system may pose a liability and affect insurance. There is also a limitation on how far out into the water the newly laid out dock system could go. A special assessment would be needed to fund this project. It could be at least \$3,500 per property owner. If it is decided that waterfront owners would pay a lower assessment, non-waterfront owners would be assessed more.

The layout of the docks in Common Area D is not an issue. The docks do need to be resurfaced and some pilings may need to be stabilized. The cost is estimated at \$50K.

A motion was made and seconded to vote on proceeding with the dock refurbishment project. With a vote of 22 For and 13 Against, the Task Force will proceed.

6. There needs to be discussion on whether the docks are “deeded” or “conveyed”. Some property owners said that their deeds reflect that their dock was actually deeded. Judy Clawson stated that her understanding is that property owners do not own the docks. They are just “conveyed”.
7. A property owner questioned whether the buoy at the entrance to Foremost Run was legal. The buoy was approved by the Department of Wildlife Resources and they determine where the buoys are to be placed. It was stated that the Lake Police mentioned that an additional buoy would be placed at the entrance and that they will be patrolling the area and issuing citations.
8. Tina reported that she just received the attorney’s comments on their initial review of the governing document revisions. As this proceeds, Tina will keep owners informed. A 2/3 vote of ALL property owners will be needed in writing for the revisions to be approved.
9. There is one vacancy on the ARC. No one at the meeting volunteered to fill the vacant position. After the meeting Nick Rulli volunteered to fill the vacancy.

10. There are two vacancies on the Board. CJ Gorkos, Maureen Kenny and Andy Seelinger volunteered to serve on the Board. The Board will meet within two weeks and decide who will be the FIVE members of the Board. A communication will be sent once this is decided and who is holding which office.
11. Lot 4: The court has appointed a Special Commissioner to proceed with the foreclosure and auction. A member asked if the POA could purchase the property and resell it for a profit. The attorney would have to be consulted to inquire if this would be possible or if it would be a conflict of interest. At this point, the property has to be put up for auction.
12. There will be a community yard sale on Saturday, July 23, 8 am to 1 pm. Property owners who want to participate can set up on their own lots or multiple owners can go together. Sunset Harbor is also doing a community yard sale the same day. Advertising will be done and signs posted. If you are interested, let Vicky Bradt know (vbradt@outlook.com).
13. Please review your address, phone number(s) and email(s) to ensure that the Association has your current information. There is a list of property owners on the website.
14. The County is proceeding with The Park that joins Sunrise Bay East. Phase I will include a playground, pavilion and parking. Phase 2 is planned for 2024 but no details were available.
15. A member asked about the status of the RV Park. It was reported that the developer has purchased the property but has withdrawn their petition for an RV Park.
16. A member showed concern for no turn around access for vehicles at Common Area D. The property lines have been redrawn and re-recorded with the County within the past few years as the Association's roadway was encroaching on an adjacent owner's property. This project will be placed on the list for issues to review.
17. The meeting adjourned at noon.

Vicky Bradt
Secretary to the Board of Directors for the
Sunrise Bay Property Owners Association