



Sunrise Bay Property Owners' Association

Board of Directors Meeting

Thursday, April 16, 2024

Zoom Meeting (Virtual)

4:00 - 5:00 pm EDT

The Board of Director's meeting was called to order at 4:02 pm by Lorinda Ayling. The President, Tina Rulli, joined 5 minutes later. In attendance were Lorinda Ayling, Maureen Kenny, Scot McAllister, Stashia Van Deusen, and Tina Rulli. A quorum was met for the meeting.

Meeting minutes approval is up to date.

Financial Update

Budget vs. Actuals

Year-to-date spending is on track with 2026 expenditures. Total operating expenses are running \$2,000 below planned due to the annual lawn mowing not starting yet. An updated Budget vs. Actuals will be posted on our website (sunrisebaylka.org) in the near future.

Account Balances

As of February 28, balances are:

\$ 64,562	Operations
\$ 187,667	Reserves

Certificate of Deposits (CDs)

One CD is expiring on April 17. The Board approved rolling this CD over to a 7-month CD that will get 3.45% interest. The second CD will be expiring in August. A decision as to how to handle these funds will be made after the Reserve Study is completed.

Dues

Two properties are still past due for 2024. Action is being taken as required per our Assessment Collection Policy.

New Business

Annual Meeting

The date of the next Sunrise Bay annual meeting was approved to be Saturday, June 27, 11:00 am - 12:00 pm. The meeting will be Zoom only. The agenda for the meeting was discussed. There will be another Board meeting on June 11 before the annual meeting to finalize the agenda.

Forestry Mulching Approval

During the spring cleanup, it was noted that, at Common Area A, the vegetation in the forested areas should be cleaned up as it could be a fire hazard. If wanted, a trail plus a clearing could be created at the top of the hill. Also, the ditch where the water culvert runs needs to be cleaned up more thoroughly. Greg Bruce provided a referral for a forestry mulcher located at Lake Anna who gave us a quote of \$3,000 to do this work. Our 2026 budget for Common Area Maintenance (\$4,000) is sufficient for this expenditure. A motion was made and approved to have this work done.

Summer Events

- *Yard Sale* – As the last yard sale was a success, it was discussed having another one this year. The President reached out to Fred and Zee Jones to see if they would be willing to host again this year and they agreed. A date of June 6 (rain date of June 13) was chosen.
- *Possible Pontoon and Other Craft Community Party* – Holding a community get together on the water was discussed. It was agreed that late July might be a good time. We will put the idea out there and see if there is any interest.

Board Training

Our attorneys at CWMEB provide yearly training for the Board at no cost as part of our retainer. The objective is to get a refresh on any law changes that we should know about and a general Board basics refresher. The planned training date is Thursday, July 2, 2026, 3:30 – 5:30 pm.

Old Business

Silt Management Committee

The Vice President updated the Board on the activities of the Committee. They are still working closely with LACA. It is planned that an update will be made to the property owners at the annual meeting.

Reserve Study

Ideally, if we can start the Reserve Study in April, we should have it completed by the Annual Meeting. Regardless, we absolutely must have it completed before September in case it impacts a change to dues. The President will work on getting the study started.

Communications Modernization

The President discussed improvements that have been made to our association communications (adding the postcard, posting announcements on the website and leading people there, not including attachments in emails to avoid going to spam).

Directory Updates Status

The Vice President spoke to our financial manager, Mark Marshall, on how to ensure all changes received by both the manager and the Board are captured in one updated document. Mark will send the list monthly to the Vice President. If there are changes, the Secretary will arrange to get it posted.

Community Road Repairs

The Vice President submitted two new VDoT requests. One for pothole repairs at the "D" side entrance off of Belmont Road and one to pave the cul-de-sac butting up to Jett Park on the "D" side. VDoT responded that the requests are in progress.

The meeting was adjourned at 5:07 pm.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association