



Sunrise Bay Property Owners' Association
Board of Directors Meeting
February 27, 2026
Zoom Meeting (Virtual)
3:00 - 4:30 pm EST

The Board of Director's meeting was called to order at 3:03 pm by Tina Rulli. 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.

New Business

Spring Cleanup Day

The President proposed a Sunrise Bay cleanup day for March 28. A weather date of April 11 was selected as a backup. The Board concurred with both dates.

Gate Code

The gate code is going to be changed. All property owners who are up-to-date with their dues will be notified of the change on March 1.

Golf Cart/Event Parking

A home in our community was selected to be a part of the Lake Anna Home Tour on March 7. The owners asked for a review of their plan to use a golfcart to move people up and down the long driveway to alleviate traffic and safety issues. The Board felt this was a very good solution and gave approval. They also appreciated the owners informing of their plans and asking for input. The Board also felt it would be appropriate for us to contact the nearby neighbors to inform them of this function. This is a wonderful honor for a home in Sunrise Bay to have been selected for this tour.

Reserve Study

The President received a quote for the reserve study; we have a year to accept this quote. The quote is for \$2,900 which is above the budgeted amount of \$1,600. The Treasurer feels there are sufficient funds in our budget to cover this extra cost. It is recommended that the reserve study not be undertaken until the silt management committee has completed their review to address the silting issue in our community.

Sunrise Bay Website

- 1) There have been some problems with the property owners contact list not being updated in the financial manager’s version and with incomplete versions being posted. The President and Vice President will talk to our financial manager to determine the best way to maintain an up-to-date listing at all locations.
- 2) The 2026 approved budget needs to be added to the website. The President and Secretary will work to make that happen in the near future.

Financial Update

Budget vs. Actuals

Year-to-date spending is on track with 2026 expenditures as of January 31, 2026. Total operating expenses as of January 31 were \$2,007. An updated Budget vs Actuals will be posted on our website (sunrisebaylka.org) in the near future.

Account Balances

As of the end of July, balances are approximately:

\$ 66,000	Operations
\$ 182,000	Reserves

Accounts Receivable

It was noted that six properties are in arrears related to this years’ unpaid dues. Action is being taken as required by the Association, following our Assessment Collection Policy.

Old Business

Silt Management Committee

The Committee kicked off on January 12, 2026, to investigate options to address silting in our community’s waters, specifically Foremost Run. Silt is flowing into Foremost Run from upstream and with extremely low water levels, water access/navigation may be impacted if left unaddressed.

Nine properties are impacted by the growing island in Foremost Run. The Committee’s first steps are to gather information on our current state and research viable options (with costs) to present to the Board and inclusion in the Reserve Study. They’ve discussed what’s been done in the past. A check dam was previously denied by Dominion as a solution. The Southwind Shores 1 community is also impacted from the same silting issue and our Committee is collaborating with them on potential solutions. The Committee is discussing the possibility of building a silt pond on the Waverly Farms property across Route 719, which would slow the flow of silt, and are waiting for a response back from Waverly Farms as to whether they would consider this. At this point, the Committee feels dredging will most likely be required in the near future that our Reserve Study and funding have accounted for.

The Committee is also working with third party expertise, including Lake Anna Civic Association (LACA) and lake management companies, for research and recommendations on the correct course of action.

Communications Study

The Board has been assessing alternate ways to ensure communications, since email-only is not reliable. In Q4 2025, we:

- Updated our email practices to include links and QR codes when possible (vs. attachments) to avoid emails from going to spam.
 - Added eVite invitations for events
 - Added postcard mailings for minimal additional cost when updates are sent out
- The research last year included a response poll from members, which validated the eVite and postcards were more effective than email alone. The Board will continue to follow this practice.

The meeting was adjourned at 4:15 pm.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association