

DRAFT



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Sunrise Bay Property Owners' Association
Annual Members' Meeting
June 7, 2025
Virtual Meeting
10:00 am -11:00 am EST

The Annual Members Meeting via Zoom was called to order at 10:05 am by President Tina Rulli. A quorum of 10% (Article II, Section 4, of the Association's By-Laws) was satisfied with virtual (Zoom and phone) property owners in attendance.

Virtual members in attendance were:

Lot 2 – Greg Engel	Lot 46 –Tina Rulli
Lot 7 – Fred and Zee Jones	Lot 49 – Tom Everhart
Lot 9 – Jackie Stackhouse	Lot 50 – Joshua Pitcock
Lot 19 – Charlie and Genie Passut	Lot 60 – Rick Kortlang and Melanie Coughlan
Lot 27 – Curtis and Diana Nickels	Lot 62 – Scot McAllister
Lot 29 – Maureen Kenny	Lot 71 – Steve Lough
Lot 44 – Lorinda Ayling	Lot 78 – Sandra Loughlin (Hook & Net, LLC)

1. Electronic Meeting Protocol

The President reviewed how Zoom hand raising and chatting works to ensure all attendees can communicate during the meeting.

2. Minutes:

The draft minutes from the 6/29/2024 Annual Member Meeting were provided to members via the Sunrise Bay website. A motion was made and seconded to approve the minutes. Minutes were approved as presented with no dissenting votes.

3. Committee Reports:

The Water Quality Report was presented to the property owners by Charlie Passut, the Chair of the Navigation and Water Committee. The report will be posted on the Sunrise Bay website.

A question was asked as to where the informational red, yellow, and green light display showing water quality at that time will be posted. Charlie said they will be posted in restaurants and other common areas around Lake Anna.

4. 2025 Budget & Financials:

The 2025 Account balances are as follows:

Operating Account

OPERATING ACCOUNT	2025
Balance as of 4/30/25	\$58,633
2025 Budget Expenditures Remaining	(\$31,407)
Ending Balance	\$27,226

Reserve Fund

RESERVE FUND	2025
Beginning of Year	\$103,075
2025 Contribution	\$43,917 *
2025 Replacement Expenses	\$0 **
Balance	\$146,992

* Doesn't include unpaid dues

** \$10,000 is budgeted, but, at this time, we don't expect to have any repairs this year

The President described the budget process for Sunrise Bay to this point and noted that we are on track with no overspending. The approved 2025 budget with expenditures through April 30, 2025, was shown. The Board looks 5-years out to verify the budget is on track; a reassessment is done every year. The amount of funds placed into reserve is dictated by the Reserve Study and the retained earnings are on schedule to keep the association healthy out to the planned 5 years (2029).

The budget will be posted on the Sunrise Bay website.

Two questions were asked:

- Will any boards on the docks need to be sealed the next year? The boards were sealed last year and we were told that sealing lasts at least 3 years, so we don't anticipate having to reseal any boards in the next year.
- Is there enough money in the budget to allow in the future for the cutting of banks to be included in the common landscaping work for the association? It was noted this question had been posed to the landscaper in the past and they said they would need separate permission from each owner to cut on their private property. The Board will investigate as to cost and how to implement, if possible, at the end of this current contract.

5. 5-Year Action Plan Status

A discussion was held on the 5-year action plan for upcoming replacement work and the funding, per the Reserve Study schedule. The following table was presented:

	2025	2026	2027	2028	2029
	None anticipated	Damaged boards replaced if necessary & Reserve Study	Decking, stairs, and railings replaced	Silt Mitigation	Entrance Signs
Funded	\$10,000	\$10,000 \$1,600	\$104,190	\$110,000	\$3,835

The Reserve Study, required every 3-5 years, most likely will be performed in 2026 (3 years) because of the economy the past few years to be sure we are on track for the large expenditures planned in 2027 and 2028. The entrance signs were replaced in 2024 and, therefore, will not need to be replaced in 2029 as was originally planned. It is anticipated these funds will be saved in 2029.

6. Call for New Board Members:

The present Board Directors and their roles are as follows:

Tina Rulli – President
Lorinda Ayling – Vice President
Scot McAllister – Treasurer
Stashia Van Deusen – Director at Large
Maureen Kenny - Secretary

Maureen's term ends this year. However, no volunteers have come forward to join the board. It is required that the board maintain five members. Therefore, Maureen has agreed to remain on the Board for another year.

A motion was made to continue the existing five board members; the motion was seconded and approved with no dissenting votes.

7. Amended Covenants Voting Status:

The President briefed Members on steps that have been taken to this point and explained the voting and the acceptance process for the Covenants. The President asked if anyone had questions on the Covenants and briefly went through the changes to the document.

This proposed update is necessary to bring the Covenants into alignment with the recently updated/approved By-Laws and Articles of Incorporation for voting based on votes *cast*, to

remove all references to Timberline (referred to in the covenants as “Declarant”), correct road references now that VDOT owns them, and update Virginia law references.

We need affirmation of more than 2/3rds OF ALL PROPERTIES in good standing (56) for this amendment to pass. To date, votes cast total 47 *For* and 4 *Against*. Voting closes July 29th.

8. Open Discussion:

The following question was asked:

Is there any way to inform property owners in advance when roads in the community are going to be worked on? The Board will follow up with VDOT. We weren't informed this most recent time and no signs were put up in advance like what had been done before. The Board will call next week to ask for advanced notice, if possible, and determine whether the work is still in process or finished (it appears very unfinished).

Fred Jones discussed the upcoming community yard sale next Saturday, June 14, and asked that anyone who wishes to participate email Zee at Zee15400@gmail.com. It will run from 8 am – 1 pm regardless of weather. There will be refreshments. It should be a good time!

The meeting was adjourned at 10:55 am.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association