



Sunrise Bay Property Owners' Association

Board of Directors Meeting

August 27, 2025

Zoom Meeting (Virtual)

4:00 - 5:30 pm EST

The Board of Director's meeting was called to order at 4:00 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.

Financial Update

Budget vs. Actuals

Year-to-date spending is on track with 2025 expenditures and is trending slightly under budget by end of year. Total operating expenses as of 07/31/25 were \$11,500. An updated spreadsheet will be posted on our website (sunrisevaylka.org) in the near future.

Account Balances

As of the end of July, account balances are:

\$ 51,555	Operations
\$ 148,577	Reserves

2026 Budget Preparation

The budget projected for 2026 is still on track based on actual 2025 spending. At the end of September or early October, the financial manager will send the Board a draft 2026 budget. The Board will review it and accept it or make recommended revisions.

Accounts Receivable

A motion was made and seconded to move into an Executive Session. After coming out of the Executive Session, it was noted that one property is still in arrears for previous years' dues. Action is being taken as required by our Assessment Collection Policy.

Notification of the 2026 dues will be emailed and mailed out to all Sunrise Bay Members; the amount will be the same as last year as approved by the Members in 2023. Invoices will then be sent by the financial manager starting in December. The

Board will write the Notification letter and send via email. The financial manager will take care of the hard-copy mailing and invoices.

New Business

Silt Management Committee

According to the Reserve Study replacement schedule, silt management (“dredging”) is scheduled for 2028. To gain a better understanding of what is actually required, the Board feels a committee should be formed now to investigate needs and options. The President will reach out to property owners to form this new committee. She has also been in touch with the Lake Anna Civic Association (LACA) for further information on silt management activities in Lake Anna and companies that do that type of work.

Plentiful Creek Development

A new development in Plentiful Creek will butt up against our community on the “D” side. LACA is following the work in this development and is posting the information on their website. This development will add 16 waterfront homes in the Plentiful Creek cove and most likely cause more boat traffic near our “D” docks. The LACA article reported a potential for a no-wake or no-wakeboarding zone consideration. Their website and newsletter can be consulted for further information and updates ([Lake Anna Civic Association - Development Around the Lake](#)).

Community Cleanup

In the spring there was a very successful community cleanup. Thanks to everyone who participated! After the landscapers do their work in the fall on September 16, it would be good to have another community cleanup. More information on the cleanup effort will be coming soon. It was also decided it would be nice to hold a potluck in early December.

Dock Repairs Needed

At “A” docks, one board has been broken. The President has been in touch with the contractor who repaired our docks previously and they will replace the board before the Labor Day weekend. In addition, some boards over on “D” side (a 10-foot section) are in need of repair. In all, there are an estimated 150 boards that need to be replaced. The President has asked for quotes on various options for repair/replacement and will follow up with the Board when she gets the quotes.

Request to Fund CDs

Presently, we are only getting 0.03% interest on our funds in the bank. The Treasurer has been investigating putting a portion of the funds into a CD or multiple CDs maturing at staggered times so money would be available when needed. CDs could allow us to get a better return on our funds. He will continue to investigate this and get back to the Board with a recommendation(s).

Old Business

Governing Documents Status

The Amended and Restated Declaration of Conditions, Restrictive Covenants and Easements (referred to as the Covenants or Declaration) were approved. The vote was *58 for, 6 against* with affirmation of more than 2/3rds of the properties eligible to vote. Thanks to all those who voted! The amended and restated Declaration has been recorded with the county. The document will be posted soon on the Sunrise Bay website.

Road Repairs

The "A" side repairs are considered completed. Road repairs are still incomplete on the "D" side. The Vice President will open another ticket with the Virginia Department of Transportation for the "D" side.

The meeting was adjourned at 5:04 pm.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association