

Sunrise Lake Property Owners Association, Inc.
101 Sunrise Drive
Milford, Pennsylvania 18337
Telephone: 570-686-1880 Fax: 570-686-2320
www.sunriselake.org

SLPOA Board Meeting
Saturday, April 13, 2024
Held at the SLPOA Office and Zoom

Doug Dow officially calls meeting to order.

Pledge of Allegiance

ATTENDANCE

Dow Dow, Acting President	Present
Christine Hollay, Treasurer	Present
Mike Ryan, Secretary	Present
Ron Hansen, Director	Present
Rick Nolan, Director	Present via Zoom
Bernadetta Kaleta Castellano, Director	Present
Jeannette Gonzalez, Director	Present

This Board meeting is being held in person and via Zoom. By participating in this meeting, you consent to being recorded.

Board Report: Doug Dow for the SLPOA BOD

We would like to introduce Jeannette Gonzalez, who gives background information on herself.

Motion to approve the March 12, 2024 Board Meeting Minutes as posted online.

Motion to approve: Doug Dow

Seconded: Rick Nolan

All in favor.

Real estate – **2022** - 60 homes and 17 lots sold. **2023** - 55 homes, and 19 lots. So far in 2024 there are 9 homes and 11 lots sold with 4 pending home sales and 1 pending lot sale.

A mailing to all residents will go out prior to April 30. Included in this mailing will be a copy of the 2024-2025 budget, dues invoice of 2024-2025 assessments plus a nomination form for the board position that is open this year. Instructions for submission of nominations is printed on the form. Interested residents must have their nomination forms received by Appletree Management by 5 pm Friday, May 31. The board encourages any resident in good standing to consider running for the open board position. Please direct any questions to the office or any board member. Appletree

Resource Group will be handling all aspects of the election process. The people on this Board and in the office have nothing to do with this election, other than getting the paperwork together for the mailing. There will be no election interference from the Board. People will have the opportunity, if they wish to do so, to vote in person on the day that the vote is tallied at this office.

Plans for the relocation of the mailboxes on Wild Meadow were submitted to the township and have been reviewed by the Township Engineer. Additional information will be submitted to the township in May and we anticipate approval in June.

Lake Update: Pennoni Contractors have completed soil borings on the dam and are moving forward with submitting the initial plans to the PA DEP. Plan submittal is expected to be complete by the end of April. There was a week-long weather delay getting soil samples because of rain. When the proposal is submitted to the DEP, the DEP will review it and at that time, we will be able to get an estimate of the costs for the repairs to the dam, then we can go about finding various levels of funding. All the dam updates will go out on the monthly community newsletter.

We expect the pool to be open for Memorial Day weekend and expect the Sea Rays Swim Team to enjoy the season as well. Anyone who wishes to sponsor the Swim Team should contact the office.

The Sunrise Lawn sale is May 25th with a rain date of May 26th.

Dumpster Day will be June 8, 2024 from 8 a.m. - 1 p.m. and is free of charge to residents in good standing.

The Board encourages any residents with past due accounts to contact the office and make payment arrangements. Those residents who arrange for a payment schedule, and who do not honor the agreement can expect to have their account submitted to the court system. Unfortunately, once court action is initiated, additional fees and collection costs are added to their accounts. We have several accounts that will be submitted to the Magistrate Court as well as the Court of Common Pleas if no action is taken soon. One account has been referred for Sheriff Sale and several others are being considered.

The board encourages any resident with questions, suggestions, or concerns to call the office directly at 570-686-1880 or email the board at slpoabod@sunriselake.org. The best way to get accurate and up to date information is to contact the office or email the board as the SLPOA board is not affiliated with any social media web pages therefore, we cannot comment on the accuracy of the information provided. Going directly to the office or board is the best way to ensure that the information you are seeking is as accurate as possible.

Financial Report:

Account balances were given. Total in all accounts is \$654,212.52.

New business:

The board approved the Wayco Paving contract for 2024/2025. It is included in our budget.

Bill Payments Authorized: March 12 thru April 11, 2024

Blue Ridge Tree Services	\$7,000.00
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Motion to approve: Ron Hansen
Seconded: Mike Ryan
All in favor.

Casagrande Remodeling \$1,750.00
Motion to approve: Ron Hansen
Seconded: Rick Nolan
All in favor.

D & S Hauling \$2,809.00
Motion to approve: Ron Hansen
Seconded: Mike Ryan
All in favor.

Dell Technologies \$1,679.03
Motion to approve: Ron Hansen
Seconded: Mike Ryan
All in favor.

Intuit \$ 899.94
Motion to approve: Mike Ryan
Seconded: Christine Hollay
All in favor.

John Kleymeyer, Esquire \$2,699.00
Motion to approve: Ron Hansen
Seconded: Mike Ryan
All in favor.

M & S Septic Services \$ 750.00
Motion to approve: Ron Hansen
Seconded: Mike Ryan
All in favor.

Pennoni Associates \$1,724.00
Motion to approve: Ron Hansen
Seconded: Rick Nolan
All in favor.

Sawkill Power Equipment \$ 999.73
Motion to approve: Ron Hansen
Seconded: Christine Hollay
All in favor.

Total \$20,310.70

There has been no correspondence from our attorneys regarding Sunnylands vs. Sunrise, other than we have told Sunnylands that we will not accept their proposals. Doug Dow discusses Transition Agreement and property owned by Mr. Ramagossa.

Resident: Question regarding cell tower.

Doug Dow: SLPOA will oppose any building permit variances or any other construction project on land that is part of Sunrise Lake.

Resident: Can you tell us what Mr. Klemeyer's rate is?

Doug Dow: \$200/hour.

Resident: What happens when you apply for a variance?

Doug Dow: Conditional variance for residential zone can only be approved if it's a situation that will enhance the community. You have to make detailed plans, submit them to the zoning officer. They will approve, then you submit them to the planning committee. When they approve, they go to the Township engineers. When they approve, they would then go to the building department inspector, then to the Board of Supervisors. The proposed cell tower is at the zoning board. The zoning officer has denied the permit. It doesn't mean he can't be overruled.

Resident: The mailboxes in the front of the community make the community look unattractive. Any plans for these?

Doug Dow: We have started the process for the front mailboxes. The first step is to get the land surveyed and bring that to us and then we have to propose where we would like to put them.

Resident: Are you looking to do both sides?

Doug Dow: Eventually, yes. The boxes on the Wild Meadow side will be installed in 911 order. Everyone in Sunrise with a mailbox on the Wild Meadow side will get a card in the mail. You will have to come to this office to get keys for the new mailbox. If you have a box on this side of the community and have an address on the other side of the community, you will have to move to the Wild Meadow side and the same goes with this side of the community. New mailboxes on the Wild Meadow side will be done this summer.

Resident: There is no budget line to include the mailboxes on Wild Meadow. How quickly can we get this side done.

Doug Dow: It's in the budget. It doesn't have its own line. Financing the replacement of the mailboxes will be about \$30,000. The quote to replace the boxes is \$21,000 to do the boxes, then we must add lights and pave it. Most of that was budgeted in the 2023/2024 budget.

Resident: Does a 5g cell tower lower the value of real estate?

Doug Dow: We can't answer that. We aren't real estate appraisers.

Bernadetta Castellano: I would say being in the real estate field that yes, the value could go down.

Doug Dow: Regarding the mailboxes, dealing with the Township, I have no idea how long it will

take to get the boxes done on this side of the community. We will see if we can get additional free mailboxes from the Post Office, or if we have to spend \$100,000 to buy new. If we have to spend this money, I can't see it happening until everything with the dam is resolved. The postmaster gave us 30 new boxes to go up on the Wild Meadow side and she will do whatever she can do to try to get us new ones on this side after the others are installed.

Resident: On our minutes, we say Resident asked a specific question, why don't they use that person's name?

Doug Dow: Our minutes are posted on our website and it is open for anyone to see. In the past it's been brought up by some residents that they feel intimidated to ask questions if their name and question is going to be on a public website. The people here are members in good standing and feel comfortable speaking their minds. When they leave this meeting nobody is going to have animosity towards their viewpoints. That's not the case with all residents, however, especially with Security or other topics. Many people do not want their names posted if they are for or against a certain topic. That's the reason.

Resident: Question on Security.

Doug Dow: Discusses Security. All citations are checked by the office before the ticket is issued. Answers further questions regarding Security.

Mike Ryan: States that in 2005-2009, 739 was known as the heroin highway and Sunrise was the hub. It was an open drug market by the pool, the ballfield and the South dam. You can google about arrests, people squatting in the community, etc. We are having a lot of issues with people passing school buses when their lights are on which Security is handling, unattended fires, unwanted solicitors, drag racing on roads, checking on weekend homes, speeding, vandalism. There is minimal police presence and Security is a deterrent. It costs \$6/month for Security per homeowner/lot owner.

Doug Dow: Further discussion regarding Security. Discussed putting cameras up, the Security company and issues with ATV's.

Resident: Discussion regarding school buses.

The minutes are respectfully submitted to the best of my ability.

Mike Ryan
Secretary

Date