

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, July 20, 2024
Held at the SLPOA Office and Zoom

MEETING CALLED TO ORDER 11:00 AM

PLEDGE OF ALEGIANCE

This meeting is held in person and via zoom. By participating in this meeting, you are giving consent to being recorded.

ATTENDANCE

Doug Dow	Vice President
Christine Hollay	Treasurer
Michael Ryan	Secretary
Jeannette Gonzalez	Director - Excused
Ron Hansen	Director
Rick Nolan	Director

PRESIDENTS REPORT:

This is a regular board meeting. The membership/election meeting will be held immediately following this meeting.

Real Estate- so far in 2024- 24 homes sold, 14 lots and 2 pending sales.

The board would like to thank Christine Hollay, whose term ends today, for her many contributions to the community over the years.

Bernadetta Kaleta Castellano resigned from the board on June 5th due to personal reasons and the board thanks her for her many contributions to the community.

Bernadetta's resignation will result in an open seat and the board will be looking for candidates to fill her seat. Our By-Laws specifically detail how board members are chosen or elected. Any vacancy resulting in a term expiring must be elected by the membership, assuming there are more candidates than open seats, any vacancy resulting in a resignation must be filled by a board appointment.

The board has voted to cancel our contract with Tri State Security effective August 3. Our new security company will be Am-Gard and we will post contact information online, on our bulletin boards and by e-mail.

The Wild Meadow mailbox project has been approved by the Township Planning Committee and now will go to the Supervisors for final approval. We anticipate construction to start by September.

Our paving contractor paved part of South Shore Drive, Stateway Drive and Bald Ridge Drive as well as spot repairs throughout the community.

New chairs and umbrellas have been purchased for the pool. The Sunrise Sea Rays have been practicing, and the pool was used for much needed lifeguard training. We saw many old friends as well as new faces at our free Hot Dog Event.

Our maintenance crew continues to keep our common areas in good repair. They have done considerable culvert repairs/ improvements throughout the community. More culvert work is scheduled for this summer. The team recently replaced the broken basketball backboard.

Many thanks to Rick Nolan for recently repairing the salt shed roof.

The dam overflow project is being reviewed by the DEP and we anticipate some comments and/or conditional approval by mid-August. Once conditional approval is received, we can start ordering materials. The preliminary plans have been sent for quote and we have received one quote, one no quote, and one company failed to respond. There is a considerable amount of work to prepare a quote for a project of this kind. The quote we did receive was for \$985,000. We have received conditional approval for financing from a local bank and are looking into other financing options as well.

Financial Report: Christine Hollay

Bank balances are given.

Per our accountant, for the fiscal year ending May 31, 2024, we had a loss of \$84,758.80 which is not unexpected considering we spent \$192,488.00 on the dam project last year. We still continued to maintain the community, for example paving close to 2 miles of road at a cost of \$187,000.00.

The profit and loss for 2023/2024 is available today and will be mailed out to the community soon.

For the fiscal year beginning on June 1, 2024, we have collected \$661,679.88 in 2024/2025 Assessment. We budgeted 848,560.00, so we are at about 78 percent. We have approximately 90 residents on payment plans.

So far, we have collected \$13,767.82 in prior dues, finance charges, and late fees

Old Business:

Motion to approve April 13 Board minutes.

Motion: Ron Hansen

Seconded: Mike Ryan

All in favor.

Collections:

One property scheduled for sheriff sale: 5 properties submitted to Court of Common Pleas, 1 property scheduled for Magistrates Court, 7 properties ready for submittal to Magistrates Court.

New Business:

Motions for bill payment and contract for services authorized at previous work sessions:

Affordable Container Service \$7,930.34 – Dumpster Day

Motion: Ron Hansen

Seconded: Rick Nolan

All in favor.

Aquatic Environmental Consultants \$6,178.00 – Lake Management & Weed Treatments

Motion: Mike Ryan

Seconded: Ron Hansen

All in favor.

Commonwealth of PA Clean Water \$4,400.00 – Dam Project

Motion: Mike Ryan

Seconded: Ron Hansen

All in favor.

Construct Engineering LLC \$4,818.99 – Wild Meadow Mailbox Project

Motion: Ron Hansen

Seconded: Mike Ryan

All in favor.

D & S Hauling \$2,012.94 – Road Work

Motion: Mike Ryan

Seconded: Ron Hansen

All in favor.

Division of Dam Safety DEP \$1,600.00 – Yearly Registration for Dams

Motion: Rick Nolan

Seconded: Ron Hansen

All in favor.

Escalade Sports \$960.00 – Basketball Backboard

Motion: Mike Ryan

Seconded: Ron Hansen

All in favor.

Farley & Weed LLC \$1,190.00 – Sunnylands vs. Sunrise Lake

Motion: Ron Hansen

Seconded: Mike Ryan

Farm Tek \$1,051.30 – Salt Shed Roof Repair
Motion: Ron Hansen
Seconded: Mike Ryan
All in favor.

Home Depot \$696.70 – Maintenance Materials
Motion: Mike Ryan
Seconded: Ron Hansen
All in favor.

John H. Klemeyer, Esquire \$3,080.00 – Legal Services
Motion: Mike Ryan
Seconded: Ron Hansen
All in favor.

M & S Septic \$750.00 – Septic Pump – Pool
Motion: Mike Ryan
Seconded: Ron Hansen
All in favor.

Nolan, Rick \$703.50 – Machine Rental for Roof Repair
Motion: Mike Ryan
Seconded : Ron Hansen
All in favor.

Pennoni Associates, Inc. \$98,482.96 – Dam Project
Motion: Mike Ryan
Seconded: Ron Hansen
All in favor.

Princeton Analytical Labs LLC \$624.00 – Pool Water Testing
Motion: Mike Ryan
Seconded: Ron Hansen
All in favor.

Sawkill Power Equipment, Inc. \$2,996.23 – Mahindra Repair & Maintenance
Motion: Ron Hansen
Seconded: Mike Ryan
All in favor.

Strand Pool Supply LLP \$8,541.13 – Pool
Motion: Ron Hansen
Seconded: Mike Ryan
All in favor.

US Postmaster \$1,213.20 – Stamps for Mailing – July
Motion: Mike Ryan
Seconded: Rick Nolan
All in favor.

Walmart \$1,344.89 – Concessions-Pool/Picnic/Clean. Supplies
Motion: Ron Hansen
Seconded: Mike Ryan
All in favor.

Wayco \$187,079.84 – Paving & Road Repairs
Motion: Ron Hansen
Seconded: Mike Ryan
All in favor.

TOTAL \$335,654.02

Questions from Residents

Resident: Question about the concession stand at the pool.

Christine Hollay: Explains the money spent is the expense to buy concessions. Doesn't include profit made.

Resident: Asks about the lawsuit from Sunnylands vs. Sunrise Lake POA.

Doug Dow: Explains the lawsuit has been ongoing. Basis is Mr. Ramagossa owns significant property here, basically between Wild Meadow and Route 84, Cranberry Ridge and the State forest. He wants to subdivide land into large plots (30 acres and larger) and to exempt those properties from Sunrise and to use our roads and pay amount equal to 20% of our road costs. 52% of dues goes to road costs.

Resident: Is there going to be another Q & A with the engineering company for the dam? The bidding process: have we only solicited bids from 3 potential contractors? Will there be more?

Doug Dow: We asked for bids from 3 reputable companies who are experienced in this type of repair. Only 1 company has given us a bid so far, the other has failed to bid, the 3rd is not interested. With the infrastructure act, most of the companies that are capable of doing this type of job are busy doing state, municipal and federal projects. There are 2 other companies we will reach out to. I reached out to other communities in the area who had similar projects done and we are reaching out to their contactors now. There will not be another Q & A with the engineering company at this time.

Resident: Question regarding the well on Section 12.

Doug Dow: I can't answer. It is not related to this Board. It is a concern of the group and the Management company.

Resident: Will there be extra-large boxes installed for mailboxes on this side so we don't have to make many trips to Milford?

Doug Dow: Not at this time.

Resident: Any update about the tower?

Doug Dow: I went to the Supervisor's meeting. They commented that the case will be heard by the Court of Common Pleas, which is Superior Court. The Township feels that their zoning rejection is valid. They also feel because the way the federal laws are written, even though there zoning rejections are valid, they will be overridden. There is a group of residents in the community that are opposing it and trying to raise funds. The Board has not been involved. I sent a letter to the Supervisors stating that the Sunrise Board has no position on cell towers, however, we do not want to see any commercial development in an R3 zone. Our position is because it is an open-ended deal, if Verizon goes to the Court of Common Pleas, and they are denied their permits, they will either take it to the State Superior Courts on appeal or the Federal court. It could easily cost 6-figures in attorney costs and that is not a position we can get involved in.

Resident: Question about switching security company and any plans to stop running stop signs, speeding, etc.?

Mike Ryan: Main guard from Tri-State left the company. We looked at new companies. Am-Guard is an established security company. Will be meeting with new candidates. I believe we will get the best of the best with Am-Guard.

Resident: Dirt bikes are coming from Turf Road. Made suggestions about keeping kids on dirt bikes, ATV's out of Sunrise that do not live here.

Resident: There is a business operating in Sunrise.

Doug Dow: We are working on this with the resident and the township.

Resident: Concerned about water run-off on her property from neighbor.

Doug Dow: Neighbor can make improvements if it doesn't affect someone else's property. Suggests go to office to fill out a complaint form and Board will look into it.

Resident: Question regarding tower. I believe the Board must become involved to protect our property values.

Doug Dow: The Board doesn't have the funding or legal expertise to get involved with this. It is a high priority for many people and there are also many in the community that are for it. The best we can do for all residents is to oppose any development in an R3 zone, to oppose any relaxation of the building code and to oppose any relaxation of the zoning requirements.

Resident: People that are in favor of a better cell service don't realize that it will affect their home values. Maybe the HOA can inform the community of this fact.

Rick Nolan: We can't inform people that their house values will go down because of a future event. Not saying that you are wrong. We just don't have that proof at this time.

Resident: Comment on the salt shed roof. Suggests getting a new system so air can flow through.

Doug Dow: We are looking into that now.

Rick Nolan: There is a vent in there now. We are looking into putting a large one in.

Resident: There is an item on the budget about weed control. Can you elaborate?

Doug Dow: Aquatic Environmental Consultants were here. We asked them to evaluate the growth. Their opinion now, is that most of what's growing can be considered grasses. They do not continue to grow unless there is less than 2 feet of water. When we fill the lake and it gets 2 feet of water, he will come in with an air boat and they will take out any vegetation that is sticking out of that water. When there is another 2 feet (4 total) he will come back and do the same thing. He will also come back a third time so that all that vegetation will have at least 2 feet of water on top of it. It will take about 1 full season, and that will die off and go into the plant-based fixture that is at the bottom of the lake which is probably what happened when the lake was formed.

Resident: Anticipated timeline for the lake?

Doug Dow: Since the lake is not deemed a threat, it is not a high priority for the DEP. We are anticipating that the project will be done by next spring. If that is not the case, we will let everyone in the community know as soon as we have the information.

Resident: Why are the Courts not paved?

Doug Dow: Dues pay for 52% of road maintenance. Plowing, ditch work, paving. Jackson Court and some of the other Courts are considered a private road. That's what is on the maps and on your deed and survey when you purchased your home. The community does not do private roads.

Resident: Talks about speeding down Wild Meadow. Can we put in speed bumps? Also, children in main pool with diapers.

Mike Ryan: I'm in charge of the pool and will look into this.

Resident: Comments on the cleanliness of the pool.

Mike Ryan: Comments on the pool vacuum and looking into purchasing new vacuum.

Resident: Questions on cell tower and go fund me.

Doug Dow: The Board will discuss that option, however, I would be opposed to using the community as the forum for their agenda.

Resident: Is Pine Terrace scheduled to be paved.

Doug Dow: No, not at this point.

Resident: Question on people in arrears.

Doug Dow: The top 40 people that owe the most, the total is \$1,000,000. In the past, when Mr. Ramagossa ran the community, he sold homes and his collection activities for past dues were considered an asset since he was charging 18% in interest. He would get his money when people sold their homes. Explains how he is taking people to court.

Resident: How much extra will the community make with Section 25 and 26?

Doug Dow: I believe Section 25 has 70 lots and 26 has 14.

Resident: Is the board leaning towards an assessment or increase for dam project?

Doug Dow: We will probably decide by the end of this year. There will be a loan and we need to see our success rate for past dues.

Resident: Is there any reason the DEP would not let us add a foot or two of water to the lake?

Doug Dow: Yes, the dam has been surveyed and the engineering data has been sent to the DEP and all the repairs have been designed with a specific water level in mind. The DEP has the water level measured to within an inch of where it was.

Adjourn

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

Michael Ryan
Secretary
SLPOA BOD

Date