

Sunrise Lake Property Owners Association, Inc.
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www.sunriselake.org

SLPOA Budget Meeting
Sunday, April 6, 2019
Held at Sunrise Lake Office

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to Order at approximately 10:03 am

ATTENDANCE

Wendy Westock, President	Present
Amy Panetta, Vice President	Present
Mike DePeri, Treasurer	Present
Aly Wayne, Secretary	Present
Chuck Roberts, Director	Excused
Walter Tomilowicz, Director	Present (arrived late)

Also, in attendance: Security: Kim Pelayo

President's Report:

Wendy Westock: We are selling raffle tickets, for the Dues Raffle, they are \$10 each or 6 for \$50.00. The drawing will be on May 15th. The winner will win their dues paid for this year. If we don't sell enough tickets to cover the cost of a full dues payment, then the winner will get as much as we have collected. Anything over the \$725.00 dues payment will go into the recreation budget. The meeting minutes from the July 2018 membership are online and will remain a draft until a quorum of 120 residents are present. There is going to be a group of people getting together to help put together the up-coming mailing. They will meet on

on Monday the 15th at 10:00 if you would like to join us. Please secure your garbage the bears are out. The community yard sale is scheduled for Saturday, May 25th you just need to call the office to get yourself a space. Dumpster Day is scheduled for Saturday, June 29th we will be sending out a flyer with details. We could always use help to unload cars. We still have openings for pool attendants, if interested please contact the office. We have had a change in our security staffing, we have a new guard Bob Quinn. We have two full time guards working a schedule that varies. We have 80 hours a week spread out over the 7 days. Contact the Communication Center (570-296-7700) if you are burning. You must always be outside when you are burning. Everyone should hopefully have a copy of the draft budget.

Vice President Report:

Amy Panetta: Keep your dogs on a leash and cleanup after them. Landscaping will move in house to give us better control of quality of service, scheduling, and where work occurs. Roadside mowing will happen this year since the tractor has been repaired. The equipment will be purchased from this year's budget. The blower and weedwhacker will be exchanged for tree trimming pole saw. The trailer will hold all equipment. We are going to start repairing the pool in May. It will hopefully be completed by Memorial Day weekend. They are replacing the coping stones, tile and repainting the big pool and the baby pool. Will be do cosmetic work on the pool house. Painting inside and the outside of the pool house. We will be using existing paint and the money that we make from the dues raffle to cover the renovations for the pool house. All weather picnic tables will be purchased to replacing existing tables. If you are going to cut trees, please come into the office to get permit.

Question:

Gary Johnson: Are you allocating any money towards the pool for possible testing requirements by the DEP because it is a common central well and the DEP is in the community and are going to be testing some of our wells. They have started testing Section 12 wells. I don't know if you have been notified yet.

Wendy Westock/Amy Panetta: No, we have not been officially notified.

Gary Johnson: The testing is going to be somewhere in the area of \$1,800.00 a month for every month for a whole year. The board should consider maybe putting money aside for that cost.

Chip Dingman: Is that per well?

Gary Johnson: Per well. You might want to talk to Jim Ott. Testing to see if you are a public utility vs a private well.

Chip Dingman: Explains that there are only 3 houses on Rabbit Run Well and the pool only uses the bathrooms (toilets and sinks). Lake water is used to fill the pool. Lake water is tested 3-4 times per year.

Financial Report:

Mike DePeri: gave the report

Committee Reports:

Events: Mike DePeri,

- *Monthly meeting first Tuesday of the month
- *Yard Sale date is Saturday, May 25th
- *Dumpster Day is Saturday, June 29th
- *Pool Party is Saturday, Beginning of June
- *Sunrise Day is Saturday, July 27th (Swim team & Events Hosting)
- *Trunk or Treat is Sat., October 26th - Rain Date - Sunday, October 27th
- *Fishing Derby is Sat., June 8th Rain Date – June 9th
- *Food Drive will be the weekend before Thanksgiving
- *Toy Drive – Starting from Thanksgiving through December 18th
- *Tree Lighting – Sat., December 7th Rain Date Sun., December 8th
- *House Decorating – Needs to be decorated by Monday, December 16th and the following week the houses will be judged
- *Residents – would be helpful if community would submit ideas for events and participate in events.

Lakes: Walter Tomilowicz,

- *Monthly meeting fourth Tuesday of the month
- *PH of lakes is okay

*You must have fishing license to fish in PA, if you see non-resident or someone without license, report it to the office.

Communications:

Gloria Nolan,

*Working on next newsletter, the first two pages will be in mailing. You can view the entire newsletter online on our website and on the email blast, and can be picked up in the office if you want a hard copy. We work on flyers for all the events. If you have any ideas for the newsletter or would like to write an article or send pictures let us know.

*Meetings are same night as events

Garbage:

Chuck Roberts - Board Liaison & Beverly Kelly – Chairperson

Wendy Westock: We have a new committee that we are starting up “Garbage”. There were a lot of questions, thoughts, and ideas from the community about the garbage issue. We will schedule committee meetings if anyone has interest or thoughts. Revisiting the issue of single source provider, single location with cost included in dues, etc.

Beverly Kelly: states that it is important for people to participate its always the same people and we need others to help. For community to improve people need to participate.

Tony Nolosco: The committees are made up of people who volunteer, its essential to put your voice in the conversation.

Gary Johnson: there was opposition last time to implementing changes to garbage. I hope you will put it to the entire community before implementing.

Mikki Cortez: it was the part timers that didn’t want it, or they wanted to be able to opt out. There are more full timers now.

Caryn Dingman: It’s important that the committee explore old ideas and new and then put it out to the community for informed information.

Don Coyle: Have we thought of incorporating surveys into the website?

Wendy Westock: we need more people on the email address list
Let them know their vote will count on survey.

Caryn Dingman: we check for badges/stickers can we ask about email addresses?

Wendy Westock: we can put another reminder in newsletter. When they get their badges stamped, the office asks for updates.

Tony Nolosco: we should put together a working group to discuss how to communicate to more people in community.

Gloria Nolan: if there are other things you are interested in please let the board know and we can get an interest group formed.

Donna Piscitelli: speeding, not stopping at stop signs, worried about kids getting hit. Trash dumpsters are an eyesore.

Wendy Westock: we are hoping to have security be able to be in more places. Send email to the office to say its ok to sit in your driveway.

Kim Pelayo: We only have 2 places on Wild Meadow.

Donna Piscitelli: can't do speed bumps so give the homeowner the bill.

Wendy Westock: if you see repeat offender call office so security can watch for them.

Kim Pelayo: give a description of the vehicle.

Brendon O'Sullivan: if you go in a driveway you need written permission.

Tony Nolosco: has the rate of deer kill changed since warden was here?
Have we talked about cameras at high problem areas?

Amy Panetta: We haven't received any calls. We would need Wi-Fi access, unless we did a trail cam.

Paul Howard: use fake cameras.

Tony Nolosco: trail cam?

Amy Panetta: that might be possible

Wendy Westock: could be used at stop signs but not for speeding

Anthony Nicholas: I expect the board to maintain roads and nothing else. I came up here to live freely and I appreciate your opinions, but I'm opposed. It's about what the board should be doing.

Beverly Kelly: Why are we only stocking the big lake?

Walter Tomilowicz: because big lake gets most use and smaller lakes are fine. Not sure if we will be stocking the lake this year.

Walter Tomilowicz: There is plenty of fish in all the lakes. Next year we might put fish in all the lakes.

Paul Howard: house next door 223 wild meadow has lots of standing water and attracts mosquitoes. It might be wetlands, what can be done?

Wendy Westock: we will need to investigate it. (general discussion)

Karen Johnson: 111 Spruce Lake has been vacant for 5+ years. The tarp on roof is gone, the property is in disrepair.

Gary Johnson: are we fining people who break rules and are they paying? Can we use public embarrassment? We live in a community with Rules and Regulations.

Wendy Westock: call us if you have an issue, we can't know everything.

Gary Johnson: a good property manager should be going out weekly to look at and fine bad properties.

Mikki Cortez: he digs up yard and leaves it. It's an eyesore that is bringing our property values down.

Tony Nolosco: I realize how hard it is to enforce the things in our bylaws since we aren't a public authority.

Beverly Kelly: I agree but disagree because someone must enforce our bylaws. You need to get this done, if people see them doing it then everyone will think it's ok.

Tony Nolosco: a city near here used public embarrassment to encourage better behavior.

Mike DePeri: "eyesore of the month"

Anthony Nicholas: in Conashaugh they can remove card access, so they must wait to get in. if we are a community, we should have access control

Mickie Cortez: we don't have 24hr security.

Mike DePeri: gates have been discussed in the past; we have the lowest dues.

Tony Nolosco: Thank you for publishing the budget beforehand

Brendon O'Sullivan: line 6200, what is it?

Wendy Westock: citations, capital, resale packets, back dues, anything that isn't regular dues

Brendon O'Sullivan: what percentage are in arrears (over 90 days)

Wendy Westock: we will have to research

Paul Howard: is there a monthly plan, can you prepay?

Wendy Westock: yes, and we work to get people back on track, we have had people in collections in the past and we have started working on putting people in collections. Yes, you can prepay.

Brendon O'Sullivan: balance sheet?

Wendy Westock: Yes, I can get that to you

Chip Dingman: we usually send it out at the end of the fiscal year.

Brendon O'Sullivan: Tractor 9120 / 7425

Wendy Westock: 9120 is payment for loan on Kubota/7425 Repairs

Donald Coyle: 7014 (?) seems too high

Wendy Westock: planning for a new system

Donald Coyle: 7200, what are we spending it on, I want a break down

Wendy Westock: Does not include insurance fees.

Paul Howard: 7408, 8000 is that for everything

Amy Panetta: lowered because we are moving in-house

Mickie Cortez: 7300 payrolls, who gets paid?

Wendy Westock: 2 full time office, 1 maintenance, ½ maintenance, seasonal maintenance, lifeguards, and attendants

Mickie Cortez: Can we see the break down on who gets what?

Chip Dingman: no, its private, it also includes workman's comp and cost to ADP, plus taxes.

Tony Nolosco: do we have a schedule of regular maintenance?

Wendy Westock: not yet

Tony Nolosco: Thanks for not increasing dues, but will the reserve account cover any reasonable emergency that we might have?

Chip Dingman: Depending on weather. We have only used it twice during both of the hurricanes that destroyed culvert pipes. We try to add 10 to 15% each year depending on the dues that come in.

Tony Nolosco: do the bylaws prohibit moving money

Chip Dingman: no, they do not

Caryn Dingman: When we get tax bill there is a discount for paying early, I suggested this in the past and would like to revisit this again. Can the board consider having a conversation about offering a discount for early paying?

Wendy Westock: it can be a discussion item

Anthony Nolosco: intent is to be transparent, we should be able to see not who, but how many and how much, for in arrears, delinquent, and payroll.

Wendy Westock: we answered that; seasonal employees is about 12

Donald Coyle: CD and Money market, what is that?

Wendy Westock: CD is collateral for the arm for the Kubota, money market account is to make money off of our income and money gets moved to operating account as needed.

Tony Nolosco: need to be careful with public/private information of employees.

Paul Howard: \$165,000 with 5 employees (explanation by board)

Chip Dingman: The pool is open from 11 and they are billable hours. In addition to lifeguards there are also pool attendants working. The pool is open from 11:00 to 8:00.

Donald Coyle: Why weren't stop signs removed during winter on the hills.

Aly Wayne: stop signs are permanent and will not be removed in the future.

Donald Coyle: What are sales at?

Wendy Westock: Sales are up. Last year 70 homes transferred and were up from previous year.

Donald Coyle: Is that good or bad why they are being sold? Are people trying to get out? Or is it a regular turnover?

Wendy Westock: It's a combination of both. There are a lot of properties that people are buying and fixing up.

Paul Howard: shared well causes hardship in selling

Wendy Westock: If you have any additional questions you can ask them on Wednesday night, or you can email me or the SLPOA or call the office.

Nicolas Anthony: Only board members can know payroll?

Wendy Westock: We are not allowed because of privacy laws, the board we elected to do so.

Brendon O'Sullivan: Act 180 and our bylaws are given to each buyer?

Wendy Westock: yes, every new owner is given a resale packet

Paul Howard: are there lots of rentals

Wendy Westock: not a lot, there are people that do rent their properties. They must register with us.

Mickie Cortez: When the association was established, I voted for it. I think we should have that information (regarding payroll), but I get it. I'm happy with the association.

Tony Nolosco: This is a community; we have rules that you have to follow. Understand that things change, and the board/majority decides changes. You could probably give salary range without giving exact salary.

Paul Howard: Future Clubhouse?

Wendy Westock: property for ball field is in line to be perked. We need to know if that is a viable place first, if it isn't, there will not be a clubhouse there, if it is, then we can discuss further.

Walter Tomilowicz: I've been on the board # of years and lived in Sunrise since 2012. In other communities you get what the board says, not what you want. This is a great place and we work with the community.

Mickie Cortez: this board is different, but good

Brendon O'Sullivan: how many lawsuits are there now?

Wendy Westock: Same 2

Anthony Nicolas: people came up here to be left alone, if change is going to happen, how does it happen? When was the gate question last asked and how?

Wendy Westock: 2009 when the POA was formed, a committee could be formed and research done and then put to the board and community

Chip Dingman: PennDOT would likely not allow it because of space issues

Tony Nolosco: I think we are taking a good step forward in getting priorities done. How many homes are here?

Wendy Westock: How many homes here? 946

Adjourn- 11:54

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

Aly Wayne

Date

Secretary

S.L.P.O.A., B.O.D.