

Sunrise Lake Property Owners Association, Inc.  
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[www.sunriselake.org](http://www.sunriselake.org)

SLPOA Budget Meeting  
Sunday, April 8, 2018  
Held at St Vincent's Church

Meeting opens with Pledge of Allegiance

Chip Dingman officially calls meeting to Order at approximately 1:00 pm

#### ATTENDANCE

Chip Dingman, President	Present
Mike DePeri, Vice President	Present
Amy Panetta, Treasurer	Present
Wendy Westock, Secretary	Present
John Jameison, Director	Excused
Walter Tomilowicz, Director	Present

Also in attendance: Attorney, John Klemeyer; and Accountant, Scott Myer of Myer and Myer

Accountants Report: Scott Myer of Myer and Myer

Chip Dingman: announced that the first order of business would be the Accountant's report from Scott Myer. All residents in attendance have been given a copy of the proposed 2018/19 budget.

Brendan O'Sullivan: line 7202 Attorney Fees, why is it so high?

Scott Myer: The SLPOA will be starting collections and therefore there are additional monies for that.

Chip Dingman: 85% have been paid but there are still about 50 people in arrears. We are hopeful to get the collection rate to the low 90's %. This coming year the dues for unimproved lots will be \$550.00 and for lots with homes will be \$725.00. That is a \$25.00 increase for the lots with homes. This year we have transferred over 50 properties, 17 were foreclosures and the rest regular sales. Sunrise has been moving more properties than other communities as I have heard from realtors. People are moving in.

John Klemeyer: A community like Sunrise should have a collection rate in the low 90%.

Brendan O'Sullivan: are there any lawsuits outstanding?

Chip Dingman: there are 2 lawsuits related to Section 9, the insurance companies are dealing with them.

Keith Zaleck: Why are bills for dues not sent out earlier?

Chip Dingman: Residents are always allowed to make payments prior to the date the budget is passed. Bills cannot go out until the budget is passed and the Board votes on the budget at the Board Meeting following the early April Membership Budget meeting. Once that happens then the bills can be mailed to the residents.

As there are no more questions for the Accountant, Scott can leave the meeting. If you have additional questions be sure to contact the office or send an email to any of the board members. The next board meeting is April 12 at 8 pm in the SLPOA office.

### President's report:

Chip Dingman:

This year' annual assessment has increased by \$25.00. The following are a few of the reasons for this: increase in workers compensation

rates, increase in cost of winter road materials, increase in budget line for events, security contract increase and increase in everyday expenses.. We will be cutting the tree canopy and some dead trees on the SLPOA property, repairing and repaving roads,(Waterwheel, Cobblestone, Brownstone) repairing culverts and filling holes on Valley and High Meadow/Overlook and replacing/repairing several culverts. We will also be purchasing a generator for the office so that it can remain up and running during emergencies and serve as a resource for the community should we have lengthy power outages. The Board will be meeting with the township emergency management personnel to develop an Emergency Response Plan for the community. Mike Brummett has resigned his board position and the Board is seeking interested persons to be interviewed for this appointed position. If you are interested please send an email to the SLPOA office.

#### **Financial Report:**

Amy Panetta gave the financial report.

Chip Dingman: Additional money in capital improvement, comes from house transfers and we use that for capital improvements. We will use that for the generator.

#### **Questions from the Residents:**

Dan Coyle: Have the water and sewer sections been turned over to Appletree Management?

John Klemeyer Esq. Yes, the SLPOA no longer has any control of or, responsibility for the shared water and sewer sections. The lawsuit states that the SLPOA managed the systems, never owned them.

George Sullivan: I was told that the Township does not recognize the vote.

Chip Dingman: Jim Ott of Appletree Management is responsible for the sections as far as the Board knows. The SLPOA has not been notified of any problems with the transfer of management of the sections.

John Klemeyer: I am attorney for the SLPOA. My understanding of the problem is that there was no one to represent Section 9 to the Township.

George Sullivan: The culvert at Spruce Lake, the pipe is too high and it does not drain. Who is going to fix it?

Chip Dingman: Wayco is responsible and they will repair at their expense.

Paul Howard: Is the ballfield going to be improved?

Chip Dingman: Continuing project. Nothing can be done until we put in a parking lot. The board is working on parking lots for the amenities but it is a very long process.

Gus Piscatelli: What happens if a person doesn't live here and they say they do and a resident gets an erroneous ticket.

Chip Dingman: If you get a ticket in error call the office. Your issue was resolved, correct?

John Klemeyer: Unfortunately you can't stop people from lying.

Gus Piscatelli: If people have pets, they shouldn't be allowed to run free. Maybe owners should have to register them.

Karen Johnson: What can be done about abandoned cars? How about the camper on Spruce Lake?

John Klemeyer: It is a question of what is an inoperable vehicle. In rural Pennsylvania there are many vehicles that may look abandoned but are used for plowing property etc. If a vehicle could cause problems, like attracting animals or leaking fluids then may be considered a hazard. The Association could make a rule that vehicles must be garaged.

Chip Dingman: I will have Security look at the camper.

Aly Wayne: Why all the money for Security? How do we know that they really patrol the whole community?

Chip Dingman: They patrol the community at least twice every shift that is at least 51 miles. Here to help emergency personnel, State Police as well as stopping speeders. We can get a complete printout of where

they are during the shift. They are tracked by GPS and we also know the speed.

Nick Cordua: I am pleased with Security and have used them successfully with incidents at my home.

Mike DePeri: If you notify the office that you are away then Security can check on your home. Security was involved with a successful resolution of a domestic violence issue just the other day. Security is not armed but the others were. Whole list of things they get involved with and they do a good job.

Beverly Jamieson: The monthly Security report is on the SLPOA web site.

Paul Howard: The map I have doesn't give me detail about Sunrise Lake, and what are the plans for a clubhouse?

Chip Dingman: Come into the office there are maps on the walls that might be more helpful to you. Before we can do a clubhouse we have to deal with the parking lot on the ballfield.

A resident felt that security was going too fast.

Chip Dingman: Please call the office if you feel that is happening and we can check by their GPS report. In the summer we have two daily shifts and then cut back during the winter.

Fran Zaleck: What are the rules about oil tanks?

Chip Dingman: Please call the office with the details and we will see if we have any records. The office has files with lots of information about the homes.

Aly Wayne: What was the cost of the engineering report for the bus stops?

Chip Dingman: I will look it up and let you know.

Brendan O'Sullivan: There is a problem with feral cats, they attacked my dog.

Paul Howard: On line 7026.1 what is the food for?

Chip Dingman: Pizza for the volunteers who helped with Dumpster Day.

Aly Wayne: Where does the money go from tickets?

Chip Dingman: Into the General Fund.

Fran Zaleck: What can be done about people who have commercial vehicles at their homes and leave in the early morning and wake everyone up with their backup warning sounds?

We could ask them to park heading out.

Chip Dingman asks for a motion to close the meeting

Motion Made: Brendan O'Sullivan

Motion Seconded: Bill DuChemin

All In Favor

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

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Wendy Westock

Secretary

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

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Date