

Sunrise Lake Property Owners Association, Inc.  
101 Sunrise Drive  
Milford, Pennsylvania 18337  
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[www.sunriselake.org](http://www.sunriselake.org)

SLPOA Membership/Election Meeting  
Saturday, July 21, 2018  
Held at St. Vincent's Church

Meeting opens with Pledge of Allegiance

Chip Dingman officially calls meeting to Order at approximately 10:00 am.

#### ATTENDANCE

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

Also in attendance: Attorney, John Klemeyer.

#### President's Report:

Chip Dingman: Wayco has completed paving on Waterwheel, Brownstone, Cobblestone and other repairs throughout the community. They also completed culverts at Valley/Hawkview, Overlook/High Meadow, as well as 3 on Waterwheel. We will be starting pothole repair in the fall. If you see one please call or email the office so we can be sure it is on our list. Canopy work will take place on Cabin Road from the pool to the back dam, Pine Terrace, Rabbit Run and Fox Court. Line painting will take place in August. Reminder that Sunrise has a rental rule that is a minimum of 30 days and the township also has an ordinance. If you know of any house being rented for less time please

contact the office so security can check it out. Security is also able to keep an eye on your home while you are away. You must put the request in writing. If you would like security to sit in your driveway to monitor stop signs and speeds, email the office. Thank you all for voting. Ballots will be counted by Appletree Management.

### **Financial Report:**

Amy Panetta: financial report was given

### **Committee Reports:**

- Events: Mike DePeri, there will be the midsummer pool party on Saturday, August 4 and the end of the year party on Saturday, September 1. Please read the email blasts for details. Hope to see you all there.
- Grievance: Amy Panetta, Grievance meets the 3<sup>rd</sup> Tuesday of each month. If you want to volunteer send me an email and I will contact you.
- Communications: Wendy Westock, the next meeting is this Thursday at 7 pm. We are working on a digital version for September. Copies will be available at the office.

### **Old Business:**

Chip Dingman reminds the attendees that the minutes of the April 8, 2018 Membership Meeting are available here and if there are any corrections please notify the office. We cannot vote to accept as we do not have a quorum.

**New Business:** none

## Questions from the Residents

Karen Johnson: The patch job on Cabin Road between the two lakes needs some stone next to the blacktop. When we had heavy rains it all washed out and the culvert pipe is full of leaves. By the new pavement is a gully.

Chip Dingman: I will have John Mangarella look at it and take care of it.

Tony Nolosco: How many miles do we pave each year?

Chip Dingman: One mile plus cut outs.

Tony Nolosco: Do we have an independent party review the Sunrise finances?

Chip Dingman: Yes, we use Myer and Myer, CPA, They come in every month to do monthly financials. They also put our budget together. All checks require two signatures and the organization has a debit card but not a credit card.

Tony Nolosco: Who is responsible for the oversight of the water and sewer sections? To my understanding was that Appletree Management that was in contract with the board?

John Klemeyer: No, it's the contract for the individual water and sewer Association. The contract is not with the board.

Tony Nolosco: So there's no oversight of Appletree Management?

John Klemeyer: The individual water and sewer systems are owned by people who use them. They are not owned by the large property owners Association that are meeting here today. So, it's up to them to fund and oversee their operation. Ultimate oversight rests with the DEP.

Tony Nolosco: When Appletree was brought in to take over responsibility of those systems was it under specific set of agreements?

John Klemeyer: There's probably an agreement between the individual water and sewer systems and Appletree Management. I have never seen it. They have their own lawyer.

Tony Nolosco: How much authority the individual members of those associations have over the management of those systems./

Chip Dingman: You would have to check the by-laws of the sewer association.

Roxanne LaGreca: Security – do you know roughly how often they hand out tickets? So many times cars go flying by.

Chip Dingman: Security is restricted to going no more than 40 to 45 miles an hour. They try to get licenses and find the car if possible.

Kris Frillmann: Have we ever considered installing speed bumps?

Chip Dingman: That has been discussed; there are issues with the access for fire trucks, and ambulances.

Doug Jurgens: Are you planning on bidding out landscaping and plowing contract this year?

Chip Dingman: We are under contract now.

Doug Jurgens: The past two winters Precision has not been doing as good a job as before. The roads near me are not plowed adequately and I have had to call the office to have Precision return to do a better job. They have always come back but I feel it is very dangerous, I live at the bottom of a steep hill and they are not salting or clearing it adequately.

Chip Dingman: We will keep an additional check this year on your area. Precision is keeping a truck here so that they can better service us.

Tony Nolosco: How many years are left on our contract with Precision and do we put the job to bid?

Chip Dingman: It was a 5 year contract and we have either 2 or 3 years left. It was put out to bid but the reality is that there are not many companies that have the trucks and ability to service a community as large as ours.

Tony Cardinale: Who is overseeing Security? The car had a brake light out and it wasn't fixed for several days. This is not acceptable. One of the officers did a U-turn in front of me and I saw one of the cars going 40 to 45 on Wild Meadow.

Chip Dingman: If you have concerns please contact the office with date and time so we can contact the company and check the GPS.

If there are no other questions we will close this meeting and return to the office for the vote counting. Everyone is welcome to see the process.

Chip Dingman: asks for a motion to close the meeting at 10:27 am.

Motion Made: Jon Westock

Motion Seconded: Roxanne LaGreca

All in Favor

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

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Wendy Westock

Date

Secretary

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