

Sunrise Lake Property Owners Association, Inc.
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SLPOA Membership/Budget Meeting
Saturday, April 8, 2017
Held at St. Vincent's Church

Meeting opens with Pledge of Allegiance

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

Moment of Silence to remember Jack Ritter, SLPOA Director, who passed away last month.

ATTENDANCE

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

Also in attendance: Attorney, John Klemeyer
Accountant Scott Myer from Myer and Myer
Security guard, Ken Williams

Accountant Report: Scott Myer

Goro Tomaru: Why is there such a big difference in income between this year and last year?

Scott Myer: Column 2 is June 2016 to January 2017 or about 75% of this year. First column is the full year of 2015/16 (last fiscal year), second column is year to date for this fiscal year, the third column is the budget for this fiscal year (2016/17) and the last column is the proposed budget for 2017/18.

Goro Tomaru: What about the attorney fees, line 7200?

Chip Dingman: Attorney fees for \$10,000.00? We have spent \$6633.00. These are for when the attorney is here at our meetings, when we go to court for delinquencies, not for the lawsuits we are presently involved in. We do get paid back for the court costs.

Brendan O'Sullivan: Questions about line 7008 Insurance and 7202 Attorney fees.

Scott Myer: clarified that the insurance payments are through January 2017. Payments are made on a monthly basis and year ends May 31.

Chip Dingman: With reference to the attorney fees: always put enough in there in case we go after people for whatever reason.

Gary Johnson: Question as to whether the attorney needs to be present at every Board Meeting; requested that the Board reconsider having an attorney present at every meeting. Doesn't feel it is necessary and could save money.

Chip Dingman: There are about 2 or 3 board meetings and 2 membership meetings each year and to have the attorney available gives everyone access to any pertinent information he has.

Harold Peterson: Agree that attorney is not needed at all meetings.

Chuck Roberts: What is the approval process for buying new equipment? Referring to line 9120 Kubota Tractor. Don't feel it is necessary for the community to own equipment like this, should rent it when needed. Does it have a trailer? What is the liability insurance? Who is doing the maintenance on it?

Chip Dingman: The tractor is going to be used for cleaning the roads, cleaning out the culverts, digging out the culverts. Over the winter it was used to mix the salt mixture for the roads, already saved us money as we did the mixing not the plowing contractor. The liability insurance is part of our total liability policy. No trailer yet so it will be driven to where needed. The maintenance is being done by the company that we bought it from and the operator is John Manganella.

Chuck Roberts: Who is the security person, is he here today? The security costs have gone from \$56,000.00 to \$81,000.00, line 7419.

Chip Dingman: The security person is not here today. The security costs have always been in the same area, last year it was a little over

\$81,000.00 and the \$56,00.00 is through January of this year and we still have until May 31.

Scott Myer: Reminder that the first column is total for last year and the second column is this year to date, approximately 75% of the year, and third column is the present year budget and the fourth column is next year's budget.

Chuck Roberts: I feel that all security does on my side of the community is harassing people driving up Wild Meadow. On the other side there are drugs being sold at night and security isn't working then.

Harold Peterson: There was an incident on a Sunday morning a few months back. Motorcycle being chased by security was going 80 miles per hour. Feel that they are not doing their job properly.

Chip Dingman: Could you get me the date of this incident so I can deal with it.

Chuck Roberts: Does security have a body cam? Does it record audio? Does he tell people he is recording them?

Chip Dingman: Yes to all of the previous questions.

Further discussion was halted due to reference to a pending court case.

Chip Dingman: We need to stick to budget issues so that we make the best use of our accountant's time and our costs.

John Dyczko: Is line 7402, Rubbish Removal include our Dumpster Day?

Chip Dingman: Yes, it is a bit higher because we are having compactors to allow for more loads.

Harold Peterson: If the Sunrise tractor is allowed to drive on the roads to a job site why not my tractor?

Chip Dingman: I will have to look into that and get back to you.

Barbara Anglis: Line 7407 Repairs and Maintenance, Winter Road Maintenance is this snow removal and it seems a bit high to me. Could you break down the costs and are the receipts available for the residents to see.

Chip Dingman: The receipts are available. The road maintenance is in two parts, one being the trucks from Precision landscaping which when there is plowing being done there are usually 4 trucks in here. The

other part is the road materials and aggregate that we use. This does not include the grass cutting which is in line 7408 Landscaping.

Chuck Roberts: Are we going to be charged for the last snow fall.

Chip Dingman: Yes, because we were out of contract.

Patti Macaulay: Does this company do other communities? There were times of ice that wasn't treated before my husband left for work at 4 am. I was told there is a spotter in Hemlock to know when the roads are icy.

Additional discussion of the snow removal.

Chip Dingman: There are usually 2 trucks here. In one instance the trucks were in Milford and it took time to get them here. Each storm is different. The drivers are able to sleep here. This year was all ice and very hard to predict. This contract was bid out, it is a 5 year contract. Contract goes November 15 to March 15. If we had an extra month to cover this last storm the monthly rate would have been \$30,000.00 but because we were out of contract it cost us \$8,000.00.

Question asked about line 9020.

Chip Dingman: This year the paving will be the remainder of Wild Meadow and the remainder of Midlake which works out to be a mile. We are paying by the footage and also the fact that the equipment has to be moved from one place to the next. Wayco is the contractor and one of the reasons is that they are not a subcontractor so we aren't paying for the middle man.

Connie Milland: Culvert stones are collapsing. I will send an email detailing exactly which one.

Chuck Roberts: Which roads are being repaved?

Chip Dingman: Remainder of Wild Meadow and Midlake, know about the area on the sharp bend and culvert.

Patti Macaulay: Insurance question, last year the pool was closed for a party held by the Volunteer Fire Dept. Did they carry an insurance rider for this event? If not we should require it in the future.

Chip Dingman: We will check with our insurance company on that.

Harold Peterson: Do we have a full time maintenance person?

Chip Dingman: yes, salary in line 7300 Payroll.

Brendan O'Sullivan: Why didn't the budget go out with the mailing?

Chip Dingman: It wasn't ready at the time of the mailing and that is why we have a budget meeting.

We maintain 27 miles of road.

George Mcluckey: We are getting a lot of security for the price. How many cars and how many hours? This is a large property to police.

Chip Dingman: We have 4050 hours of coverage. They are not allowed to go over 45 miles per hour. The guards have GPS and if people see the security going fast or other infractions we can see where they were and when. Even if the office is closed leave a message with date and time.

Scott Myer left at 10:30 am.

President's Report:

Chip Dingman: This year we are finishing paving on Wild Meadow and Midlake, repair three places High Meadow, Stateway and Lower Ledge Road where the road is deteriorating. Replace culvert pipe from Spruce to Sunrise Lake. Conservation district will be involved. We will try to put signs out when paving. We are cutting down 7 trees along 739 which are on our property. If you see other trees within the community that need to come down please notify the office. I will check if residents can cut up the trees once they are down.

Financial Report:

In Amy's absence Chip Dingman gave the financial report. From the pool account, which is funded by the concession stand, we will be purchasing another lifeguard stand.

There is a \$25.00 increase in the dues (assessments) this year for lots with homes, unimproved lots will remain the same.

Questions from the Residents:

Roberto Mendoza: How many properties have turned over this year?

Chip Dingman: 42 foreclosures have been sold. We usually don't get back all that is owed but we can go back 6 months prior to the foreclosure. We turn more foreclosures than other communities because of the lower dues, smaller houses, and no gates all go into why the

properties are selling. If they are flipping then they are paying dues, and all other costs. Habitat has 8 houses and they are all dues paying.

John Klemeyer, Esq. There is an automatic lien for 6 months that is payable at the time of the foreclosure. You can get as much as 3 years if there is an overbid which happens very rarely. Anything more we would come after other judgments. We are always behind the mortgage.

Harold Peterson: Are the dues increases to cover the people that aren't paying?

Chip Dingman: No, but I will go back to that increase and give you a call.

Chuck Roberts: What are the rules for security about chasing vehicles? Where are videos being stored and who has access to them.

Chip Dingman: As I said they are not to go above 45 and if you see anything please call the office and report it. Videos are stored at the office and security, office personnel, grievance committee if there is a grievance can view them.

Gary Johnson: Are there rules about docks and cutting down cat tails. Also there is a property that has added a driveway into SLPOA access road. There is a great deal of washout in that area which should be filled in.

Chip Dingman: There are no rules in Sunrise about docks. It is a township rule that you cannot build a permanent dock so the problems fall to the Township and they have already been involved with the property. I don't know the outcome but I can try to find out and get back to you. The board will discuss the issue of the driveway.

John Klemeyer, Esq.: Don't think Sunrise has rules about docks or driveways. If the community desires then a regulation can be written.

Brendan O'Sullivan: What is the status of the Cordua litigation?

John Klemeyer, Esq.: It is ongoing. I am not involved. It is being handled by the insurance company counsel, private counsel for the sewer association and counsel for the plaintiff.

Gary Johnson: Can we put a few benches on the dam overlooking the main lake? If we can I would like to put the first permanent bench there.

Chip Dingman: Technically we are not allowed to put anything on the dam. We get inspected every year.

John Klemeyer, Esq.: Ask Jim Ott about this.

Brendan OSullivan: How many openings are there for this election/

Chip Dingman: There are 3 – Jack’s spot, John Jamieson and myself. I am able to run for one more term as my first term was 2 years. John Klemeyer agreed.

Minutes from the last membership meetings are on line as a draft. This is because we never have a quorum to approve them. We need 94 for a quorum.

John Klemeyer, Esq.: Can count proxies toward the quorum.

Mike DePeri: Casino trip coming up on April 24.

Dumpster Day is June 3, will confirm by notice.

Second entrance is getting paved. We cannot replace the mailboxes as they are owned by the Post Office.

Pool opens Memorial Day Weekend. Check with the office for hours.

Terry Roberts offered to coordinate the Community Yard Sale along with Mike DePeri.

Patti Macaulay: What is going on with the drugs?

Chip Dingman: Unfortunately it goes in stages, for about 2 years we weren’t seeing anything but at the start of school this year, security and maintenance began to find heroin baggies. I have contacted the District Attorney’s office of drug enforcement.

Issue of cameras at the entrances was discussed.

Deborah Cassidy is an Addiction Counselor and has Narcan kit. She will give her information to the Sunrise Office.

Connie Milland, Drug and Alcohol Counselor offered to do a community presentation. She gave her card to Chip and Mike DePeri.

Chip Dingman asks for a motion to close the meeting

Motion Made: Brendan O’Sullivan

Motion Seconded: Goro Tomaru

All In Favor
Motion Passed

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

Wendy Westock

Date

Secretary

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

DRAFT