

Sunrise Lake Property Owners Association, Inc.
101 Sunrise Drive
Milford, Pennsylvania 18337
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www.sunriselake.org

SLPOA Board Meeting
Monday, October 16, 2017
Held in Sunrise Office

Meeting opens with Pledge of Allegiance

Chip Dingman officially calls meeting to Order at approximately 8:00 pm

ATTENDANCE

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

Also in attendance: Attorney John Klemeyer, and security guard, Jay Hilgner, Supervisor In charge, UAS.

President's Report: Chip Dingman gave the report. The road work that has been completed is the paving of Midlake and Wild Meadow as well as Bass Pickerel, and Trout. Replaced culverts. John M has been using the new machine for cleaning out culverts. During the winter he will use it for mixing the salt and anti-skid for the roads. Reminder: there is no parking on the roadways from November 15th until April 1st. We will be purchasing a machine to fix the cracks in the roads with tar. Our maintenance workers will be able to do the job. Letters are going out this week to all residents who are in arrears. They will have 15 days to contact the office and work out a payment plan. If not then the office

will begin the collection process. All court costs and processing fees are paid by the delinquent homeowner. The office received a letter that was in the Birchwood Newspaper about another collection avenue. After discussion with our attorney we find that it isn't as simple as it seemed. John Klemeyer discussed the collections process. Will be winterizing the pool and putting in a new heater for the pump house.

Financial Report:

Amy Panetta: gave the financial report.

Committee Reports:

- Maintenance: John Jamieson, we have hired Cornell Neitzel as a part-time maintenance worker to assist John Manganella. They will be working on potholes, cracks and ditches. If you are aware of a pothole please contact the office so it gets put on the list. The tar machine should be a big help with doing a better job on the potholes as it will allow the edges to be sealed.
- Lakes: Walter Tomilowicz, There were less problems this year, we sprayed early and the water quality is excellent. There is a Lakes Committee on October 24th and there will be a last meeting for the year in November. Committee meetings will begin again in March of 2018.
- Grievance: Amy Panetta, Grievance meets the 3rd Tuesday of each month. The committee is made up of 2 board members and 3 residents. I am always looking for resident volunteers to serve on the committee. Please contact me if you are interested. There are no pending grievances for November or December.
- Rules and Regulations: Mike Brummet, We have a really good committee. My plan is to go through all the rules by the end of the year. We are going through all the rules and looking at them individually. After the committee finishes with its proposed changes plus format corrections to make the document more readable, the Board will go over it and the new, updated Rules

and Regulations will be ready sometime this spring. Remember the Committee is open to all residents in good standing.

- Events: Mike Brummett for Mike DePeri, Trunk or Treat is scheduled for October 28th, if you are able to help please contact the office or Mike DePeri directly. There is a Casino Trip scheduled for November 13th. There are a few seats left so if you are interested please call the office.
- Communications: Wendy Westock, the digital newsletter will be out this week. It will be sent as an email blast and be posted on the website. If anyone doesn't have access to the internet, copies will be available in the office. It is a wonderful edition, there are contributions from at least 10 residents of Sunrise, stories, pictures and lots of information. It has been a great cooperative effort.

Old Business:

Chip Dingman: asks for a motion to approve the minutes of the April 13, 2017 Board Meeting

Motion Made: Walter Tomilowicz

Motion Seconded: John Jamieson

All present in favor, 1 absent

New Business:

John Klemeyer: Are the residents of Sunrise experiencing issues with receiving their mail. Chip Dingman answered that it is a chronic problem with mail coming out of the Milford Post Office and said that the board had a meeting with the Postmaster and a District Supervisor just a few days ago about mail delivery issues. Wendy Westock suggested that it might be helpful if the board were to also discuss these issues directly with the Postmaster.

Chip Dingman: discussed the need for additional traffic safety items especially since there has been the need for a detour through Sunrise

due to an accident on 739. We have purchased 2 barricades, 12 cones, 3 barrels and blinker lights. They have all been stenciled with SLPOA.

- Chip Dingman: asks for motion to approve the expenditure of \$728.73 for traffic safety items
 - Motion Made: John Jamieson
 - Motion Seconded: Walter Tomilowicz
 - All present in Favor, 1 absent
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- Chip Dingman: asks for motion to approve the expenditure of \$4,134.00 to Pine Bush Equipment for 2 year extended warranty on the tractor
 - Motion Made: Mike Brummett
 - Motion Seconded: Walter Tomilowicz
 - 5 in favor, John Jamieson opposed and Mike DePeri absent. Motion carries
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- Chip Dingman: asks for motion to approve the expenditure of \$2,512.74 to NAC Supply for the tar machine and tar.
 - Motion Made: John Jamieson
 - Motion Seconded: Walter Tomilowicz
 - All present in Favor and Mike DePeri absent
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- Chip Dingman: asks for motion to pay Phoenix Plumbing bill for \$923.00 to winterize the pool and replace the heater in the pool house.
 - Motion Made: Amy Panetta
 - Motion Seconded: Walter Tomilowicz
 - All present in Favor, Mike DePeri absent

Questions from the Residents:

George Sullivan: requested that the Board consider renovating the office building. We would need the old plans and hire an architect. Suggests removing the interior walls, refurbish the upstairs bathroom; change the location of the staircase and other possible options that could make the upstairs more accessible. This could be the beginning of a community center. He would volunteer to lay the groundwork.

Brendan O'Sullivan: couldn't find the names of the Board members on the website. He was shown where that information is. Also suggested that if the dues are going up then there should be a meeting to explain it so that it is more visible.

Beverly Jamieson: there needs to be lights at the entrance to the office driveway. It is very difficult to see at night.

Chip Dingman: introduced Jay as the Supervisor in Charge.

Chip Dingman: asks for a motion to close the meeting

Motion Made: Walter Tomilowicz

Motion Seconded: John Jamieson

All present In Favor, Mike DePeri absent.

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

Wendy Westock

Secretary

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

Date