

**Sunset Point Minutes**  
**Labor Day – September 2, 2023**

Call to order: 10:06am (Barry)

**I. Start of Meeting**

- a. We have an official quorum (28 households represented).
- b. Agenda and budgets are at the front.
- c. Introductions of Board of Directors
  - i. Barry Skoras, Scott Taylor, Jamie Drucker (Secretary), Derek Blatt, Tim Dore, Gwen Pomey (water), Don Hortman (absent), Grant Genzlinger

**II. Minutes – Memorial Day Meeting (5/27/2023)**

- a. Motion to Accept: Scott
- b. Seconded: Derek
- c. Unanimous

**III. Directors and Committee Reports**

**a. President’s Report**

- i. Adjustments to right-of-way roadways, please contact Rich Hoffmann or Barry or Jim Stoy. Township and zoning ordinances apply.
- ii. Sales: no houses currently up for sale

**b. Vice President’s Report**

- i. Looking for interest in community events
  - 1. Once a month during the summer (May-September)
  - 2. Golf Cart poker game
  - 3. Chili Cookoff
  - 4. Anyone interested in spearheading – talk with Scott.
    - 1. Thank you to for all those that helped with the picnic.

**c. Treasurer’s Report**

- i. Budget will come under new business – long-term reserve.

**d. Secretary’s Report**

- i. If you’re not receiving e-mails, please reach out and provide updated contact information.
- ii. Wes Thomas passed away.
- iii. Bob Smith & Tim Dore – new grandchildren, congratulations

**IV. Standing Committees Report**

- a. Picnic – successful
- b. Water
  - i. 2-3 leaks that needed repair this year, individual laterals.
- c. Dock Lots – Derek

- i. New carpeting
- ii. Bumper edging for swimming, picking people up, etc.
  - 1. Boaters: Swimmers have the right-of-way. Please wait for swimmers to move and be aware of swimmers.
- iii. DL 3 questions:
  - 1. Is there a light? Yes – solar lighting; more may be added
  - 2. Is there a No Wake buoy?
    - a. Not at the moment – Any plans to install an additional one. Yes - Contact Brookfield to alert them/request permit. (Bob S.)
  - 3. Bob Schweizer – one of the current No Wake buoys is broken.
  - 4. There is one in the bushes near DL1.
- iv. Contact Seeley’s about installing the correct number of buoys at the start of the 2024 summer.
- v. Buoys
  - 1. DL 1
    - a. Frank Clare
    - b. Jim Stoy
  - 2. DL 2 Waiting List
    - a. Marissa Vennie
    - b. Steve Wilson (Balmer’s house)
    - c. If they don’t want them, they will be open to anyone in the community.
- d. Dock Lot 2
  - i. Rock Steps closer to lake are loose and need to be reworked.

## V. **Old Business**

- a. Insurance Policy renewed for 2023-2024
  - i. Increase in cost for insurance.
- b. Water Update: private wells should be tested; test your shutoff valve.
  - i. Gwen went around and painted the shut-off valves blue, so they are easier to find.
- c. Dumpster
  - i. Pick-up is Tues. and Fri. until the end of October.
  - ii. Twice a month for winter months
    - 1. Gwen – signed contract with GFL (purchased County Waste). 3-year contract. The price decreased significantly for summer visits. Steve Livingston will charge \$200 for each on-call pick-up. The majority cost is environmental fee and diesel fee (51%) of the price. \$75 less per month, than two times a week.
      - a. Only household garbage. Furniture, grills, etc. should not be in the dumpster. Recycling goes to Palmyra Township.

## VI. New Business

### a. Budget

#### i. Water – notes about Water Company Budget

1. Propane heaters at the well house costs less money in the long run
2. \$2500 budgeted for leak repairs.
  - a. Previously there were no leaks.
  - b. This past year \$3651 with no money budgeted which is why there is now a budget of \$2500.
3. Mike Drucker asked if this amount of money was enough for a reserve. Should we bump it up more in the next few years so that it is built up later?
  - a. Conversation ensued about dues rising. Barry said the board would look into it.
4. Motion to accept budget – Jamie Drucker  
Seconded – Tim  
No opposed.

#### ii. Association Budget

1. Don was not here to deliver the report, so Barry did so in his absence.
2. Barry went through each line and here are some of the highlights.
  - a. Gypsy Moth Spraying – we did not do it this year and have already decided we will do it next year.
    - i. According to the group of communities around the lake, spraying cost Millbrook about \$10,000 and they are nearly twice as large as Sunset Point. The board will be looking into getting sprayed next year and \$3500 is budgeted.
    - ii. The board will find out when the spraying will be, and advance notice will be provided.
3. Mike asked what the long-term target number is for the reserve and if we should be aiming higher. Conversation ensued.
4. Scott and Jim both commented about ways to make dues roughly the same but still build up the savings account. This would be tabled until Don could comment on it.
5. Don has books audited every year and it costs about \$400.
6. Legal fees: Grant mentioned that there could be potential lawsuits filed against the association and this money will help cover the costs.

7. There are all new picnic tables for the dock lots. The table(s) for Dock Lot 3 have been ordered by Derek but are currently backordered.
8. Bruno asked about the budgeted amount vs. the actual amount saying the budget seemed conservative.
9. Insurance company:
  - a. Bruno asked about liability insurance, and does it cover lawsuits?
    - i. Grant Genzlinger: It covers the Board of Directors it does not cover lawsuits against the association.
    - ii. Charlie Pompey asked if we thought the liability amount was enough.
10. Road Repair
  - a. The budget has been \$8,000 and the cost is going to be near \$12,000.
  - b. Barry developed a detailed proposal and submitted it for a potential grant that would be provided by the Lake Wallenpaupack Watershed Management District (LWWMD). Nick Spinelli has been to Sunset Point and looked at the needs and asked about “wants”. Sunset Point could receive up to \$8400.
  - c. Rich Sloan is no longer able to do the road repair and it is down being done by John Lazorack who is being paid more than Rich was, as Rich was doing some of it on a volunteer basis.
11. Sunset Shore Drive
  - a. There was much discussion about the condition of Sunset Shore Drive along with the effects of rain and weather on this road.
    - i. The rainstorms that occur in this area are often severe and torrential and therefore are causing more and more issues to the roadways.
    - ii. In order to control water to Dock Lot 2, a new pipe has been put in that empties out onto Grant’s property. (Grant extended the pipe at his expense).
      1. Bob Smith – will this alleviate all the water or will it back up and return to original source of problem?
  - b. The other major issue is that PennDOT has been doing work along 507 that has affected many of the communities. There are new pipes under 507 to help deal with water

issues above the lake communities but now the water is emptying near those communities.

- c. Bruno - \$9680 for the additional work that needs to be done. This is only going to continue to rise as we deal with storm damage, drain ditches and new pipes. Do we have a plan for how to deal with this rising amount?

- 12. Motion to accept Association Budget – Bob Schweiser;  
Seconded – Mike Guncarelli. Unanimous.

**b. Elections**

- i. 2<sup>nd</sup> Term: Scott Taylor
- ii. 2<sup>nd</sup> Term: Tim Dore
- iii. Gwen Pompey (1<sup>st</sup> term)
- iv. Jim Stoy filled Rich Sloan’s spot – filled next year.
- v. Nominations
- vi. Motion to accept the slate as offered
  - 1. Sue Skoras; 2<sup>nd</sup>: Tim, Unanimous

- c. **Mailboxes** – contact post office – we still have some available

**d. Buoy – see above.**

- i. Equipment for 2 buoys (buoys and chains) at Dock Lot #2 are owned by Bob S. and Scott T.– the new person needs to buy it from Bob or Scott or buy their own buoy and chain.
  - 1. Make sure to issue that to the new people.

**e. Lake Wallenpaupack Community Leader Summit**

- i. Barry attends
- ii. Info sharing group.

**f. Leaf Removal**

- i. Jim’s sons have been contracted to clean out ditches.
- ii. If you have a ditch near your house – please also clean out the ditch.

**g. Website Update**

- i. Back burner as of now

**h. Dock Lot 3**

- i. Railings may be added near the drop-off
- ii. Vehicles are currently not allowed.
- iii. A picnic table will be added next year.

**i. Storm Water Run-Off**

- i. Grant Genzlinger – summary
  - 1. Storm water mitigation
  - 2. Improve swails.
  - 3. Larger culverts
  - 4. \$10,000 – Sunset Shore Drive end near DL 3

5. New situation: PennDOT from Boathouse all the way down 507. Unclogging culvert pipes. One large swail. Blocked one of SP culverts. Their opinion is that their work is completed and appropriate.
6. Gwen Pompey – gathering all private landowners’ concerns.
  - a. Smith & Wheeler have already expressed concerns.
  - b. The new ditch is going to dump a LOT of water.
7. Kiley Associates Engineers
  - a. The board chose not to take action until all the work is finished.
  - b. New situation created by PennDOT, engage an engineer.
8. Near mailboxes – 8 foot hole dug to unearth the pipe that runs under 507 from across the street. GG – there are now two pipes there.
  - a. PennDOT planned on unclogging the third pipe between middle road and rock cut road. Pipe that cuts under there as well
    - i. Is macadam PennDOT property?
- ii. \*\*Grant provided summary, Barry added conversation and questions ensued.
  1. Owner of two cabins – survey was done and there is another pipe.
- iii. Chris Lowe – two pipes on my property without asking him.
  1. Third time that construction has been done.
  2. Two more pipes
    - a. All water is dumping onto Chris.
    - b. “Screw the neighbors” –
      - i. Barry – it will affect me too.
      - ii. Chris – not really. Now it’s a pipe between us and Benedetto’s.
        1. Everything is done at my expense.
        2. I have a ditch and a retaining pond.
        3. Now more water: the backyard is a swamp.
        4. Barry – Rich says he talked to you (CL – no he didn’t). Had to put pipe in, uncontrolled onto property. Rich came off my property and built in the middle of the property.
        5. I spoke to Vince (before his parents moved in) and built between the properties. Vince okayed this. Now it is a swamp. Huge pipe is now 10 feet from house and underneath the concrete.
        6. Continued to express major concerns.

- iii. Sue Skoras – defending Barry; counseled; board should be expressing. Barry is the president, and he leads the board.
  - 1. Arguments ensued.
- iv. Bob Smith – Chris is bringing up very valid points.
  - 1. Requests should be in writing, and they should come from the board.
  - 2. Water issue – we’ve been fighting this for 12 years.
    - a. \$32,000 to put in two catch basins (SS Shore & Sunset Forest & DL3)
    - b. Ditches and pipes are not maintained.
      - i. Barry: maintenance plan for next year about maintaining roads, ditches and pipes.
      - ii. Barry: repaired road near Bob’s property.
    - c. 18” of water coming into the front door of our house.
      - i. Barry: front yards are angled towards your front door. Where’s the water going to flow?
      - ii. Bob: Where else is it supposed to go?
    - d. Tinkering with the roads is not cutting it.
    - e. Sue: Bob are you going to join the board?
    - f. Bob: I asked Barry in writing – no response given. Can I help?
    - g. Bob: Professional people needed to construct a plan for the association.
    - h. Charlie: no one has stood up at the last two elections. They are your neighbors who are working hard for nothing but aggravations.
    - i. Sue: The Board has the ability to make a sub-committee that is made up of owners and directors.
    - j. Gwen: Who is affected?
    - k. All: everyone is affected, we’re all part of the association

3. Michael Drucker: We're talking about current stuff. Bob Smith – why are you talking about something three years ago?
  - a. Bob: All I ask is that if you're given a deadline, you have a professional courtesy to respond in writing.
  - b. Jamie: We've been out there when it was raining and have stood by your house and no water is coming down towards your house.
  - c. Bob: that is simply not the case
4. Grant Genzlinger – forming a subcommittee.
  - a. Anyone can join.
  - b. Work we have contracted for the most egregious.
  - c. The problem is no one wants it on their property. Reorganization of board which has to happen within 30 days of forming a subcommittee.
  - d. Barry: all future correspondence goes through association lawyer. Chris Lowe sent Barry a text stating that everything from now on would go through his (Chris's) attorney.
    - i. Chris: So, you don't want me to speak anymore?
    - ii. I don't care what Rich says, he also built a burm onmy property without asking.
3. Bob Schweizer: I change the subject? You dug a major ditch going up the road near the well house?
  - a. Is that a permanent hole?
  - b. John Lazorack & Rich Hoffmann said there are no more pipes in the road. You can't have a ditch that big. Your 2 x 4's are not working. Someone needs to address the ditch.
4. Jim Stoy told Bob that his land was originally a swamp and that an engineer would be \$100K. Rich Sloane helped and worked on roads. Most value for the money.
- iv. Motion for a sub committee to be formed to look at roads / water and SP storm water run off. Motion made by Scott Taylor, 2<sup>nd</sup> – Jim Stoy. All in favor – no objections.



1. Gwen to lead committee. Those who volunteered:
    - a. Mike Gencarelli
    - b. Bob Smith
    - c. Charley Pompey
    - d. Chris Lowe
    - e. Dave Wheeler
    - f. Frank Clare
  2. Meetings will always include minutes that will be turned into the board of directors.
- v. Discussion of if the Community needed a special assessment – must be a special meeting and passed by a 2/3 vote.

Adjournment: 12:00 pm