

Sunset Point Association
Membership Meeting Minutes
May 29, 2021

- I. Call to Order: 10:02
- II. Pledge of Allegiance
- III. Association Members
- IV. Board Introductions
- V. New Members – no new members since Labor Day
- VI. Sept. 2020 Minutes – Motion to accept Bob S./Sandy 2nd: all in favor
 - a. Pat – PPL called to talk about taking down trees
 - b. Do we have to take them down? They're taken down at the cost of PPL no cost to the homeowner. PPL will trim trees along the power line right of way.
 - c. Grant → Brookfield Renewable (dead ash trees – Brookfield will pay to take them down if they are on lakefront) Forester will tag and then cut them down.
- VII. Presidents Report
 - a. Contact President or Mr. Sloane if you're going to do any paving, impacts to right of way, roadway, etc.
 - b. Houses for Sale:
 - i. Contract Pending on one house
- VIII. VP Report – Scott – nothing to report
- IX. Treasurer's Report – Motion to accept: Rich H. 2nd: Grant G.
 - a. See Treasurer's Report (attached)
- X. Secretary's Report
 - a. Still missing email addresses – please update
 - b. If you know others, please update. Nothing is mailed out.
 - c. Emails are sent out and receiving but not getting minutes.
 - d. Meeting minutes are on the website as well.
 - e. Get well – Otto (after a hip replacement); Tony Waldron (attorney) had quadruple bypass surgery on March 2nd, is mostly back to normal and is working mostly full time.
- XI. Standing Committee
 - a. Picnic was cancelled last summer due to COVID
 - b. If people are interested in a gathering at Dock Lot 1. Potluck covered dish. First week in August – vote – Motion – Scott – All in Favor: yes
 - c. Fran Serrano – pink ribbon? Barry – survey mark separates your property from Brookfield property
 - d. Water Company – Marissa Vennie takes care of the water system, puts the chlorine in and it is tested. All tests are meeting EPA requirements.
 - e. Road Maintenance – potholes patched, added speed bumps – trying to slow people down. Speed Bumps will be on an angle.
 - i. Scott – thank you Rich, the roads look great
 - ii. Gwen Pompey – signs don't work, people speed by at 25 mph and the dust is horrible. Please be considerate of the homeowners.
 - iii. Don – other developments use a chemical to settle the dust in the communities. Two that are EPA certified.
 - iv. Grant – have we ever considered paving the roads?
 1. Don: consideration but as people speed already with dirt roads and concern about them speeding even more with pavement.
 - f. Dock Lots – Rich Hoffman
 - i. Derek & Rich rebuilt the on ramps for both docks. Derek provided all the lumber at no cost to the community.
 - ii. Rich: as far as paving the road, you need a retention pond. When the water system pipes need replacement, the roads would be dug up.

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- iii. Brian – why was the dock lot 3 remarked (resurveyed)?
 - 1. Barry: not sure why the survey stakes / pins were removed, I had the surveyor replace the survey stakes / pins.
 - 2. Brian: how long will those stakes be in my driveway?
 - a. Barry – we will eventually take them down as soon as we can.
The survey stakes are along the property line, not in the driveway.
 - 3. Brian: Why was the whole dock not marked?
 - a. Rich: it's on my property – there's no reason to mark it.
 - b. Brian: refuting property?
 - c. Barry: the deeds are public documents from the county
 - d. Brian: the whole dock lot is not marked
 - e. Group: it is.
 - f. Brian: I will show you what pins are not in – agreed to visit after the meeting
 - g. Post meeting note: the property corner pin at the south eastern end of the dock lot #3 property was located in the driveway of the Cozy Cabin (Rich Hoffman's property)
 - iv. Buoy Waiting List – only one person (Mike & Rita)
 - 1. Pat: has a buoy; officially on the list?
 - 2. Brian C: can the list be public on the website?
 - 3. Barry – the buoy waiting list will be posted.
 - g. Maintenance – Tim
 - i. Derek took care of docks
 - ii. Lattice and lumber for porta-potty at dock lot 1 was installed.
 - iii. Any questions, call us.
- XII. Old Business
- a. **Insurance Update**
 - i. Insurance will renew this summer in July. No need to re-apply. Umbrella is \$5 million.
 - ii. Why would insurance drop us? They didn't give a reason and have the right to drop us. Issues with one of the underwriters because they wanted a swim area designated.
 - iii. One claim with a car issue and a speed bump. Not why we got dropped.
 - iv. Fran...the new community dock will that be on the insurance, or will it just affect the people who are members? That will be discussed if/when they get approval for the community dock slips.
 - v. Will the coverage cover everyone or just the people who own the docks?
 - b. **Water** – private well, make sure they are tested. Test the shut-off valve.
 - i. **Mike: Watermain is old.** Should this be budgeted to include fixing a watermain? Should be evaluated.
 - c. **Ballmer property – Sheriff sale 4/21 – continued to June 23rd**
 - i. New roof was put on the house.
 - ii. Barry – notified to let them know about owed dues. There is a lien on the property. Short-term rental policy.
 - d. **Bea Weissman 's property**
 - i. Pursue getting a lien on the house.
 - e. **Dumpster: Tuesday and Fridays**
 - i. Don't clean out the garage.
 - ii. Just household trash.

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1. Recycling can be taken to the Palmyra Township Building at 115 Buehler Lane, Paupack 18451
- f. **Kayak Racks:** Rich put in four more, they are already taken. There is a waiting list – contact Rich if you would like your name added.
- g. **Gypsy Moths-** no spraying this year.
 - i. Spotted lantern flies and cicadas
 1. Derek – there are wraps that you can put on the trees which do work. Report them
- h. **Property Maintenance**
 - i. Barry: propose...a person to police the property maintenance in the community
 1. Yards that are overgrown, etc.
 2. Bea Weissman's yard is going on two years. Who will pay for it?
 3. If you have suggestions, send them to Barry
 4. Grant: you can email me, working on this issue
 - a. Bylaws refer to a junk ordinance.
 - b. Paid officer who can fine the homeowners
 - c. Doesn't deal with lawn or trees but does not include aesthetics of the house. Legal mechanism that states specifics and enforcement and legality. Difficult because it's a legal issue and you would need to appoint someone to be this person in charge.
 - i. Jamie – does Palmyra have an ordinance where they will take care of the yard?
 - ii. Grant – only if there is junk on the property. Does not deal with general property maintenance.
 1. Easy to insert a bylaw change
 2. Legality is the biggest concern
 - d. Comments on the website – Kathy will forward issues to appropriate people.
 - e. Sunsetpointassociation.com
 - ii. **Short Term Rentals – Grant**
 1. Board dealt with this at the direction of the association.
 2. Grant reached out to Tony Waldron, who replied with an opinion.
 - a. Based on PA Supreme Court changing ruling of what a short-term rental is, which is now a business, defining or restricting short-term rentals. All deeds in the association prohibit any businesses taking place in the community. This means that short-term rentals are prohibited in Sunset Point. This is the summary of Atty. Waldron's opinion/recommendation.
 - b. There is no need for a change in by-laws because it is already addressed under the statement of no businesses (deed restriction).
 3. Grant – prior short-term rentals may continue until the sale of the property.
 - a. New owner must apply for new permit.
 - b. New owner can apply for an application, but Palmyra Township will deny it due to the rules of the association.
 - c. Fran – you decided this on your own and didn't allow it for a vote.
 - i. Grant – happy to share Tony's opinion
 - ii. To change a deed restriction requires 100% approval. Very complicated and very expensive. If we want to look into it.

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- iii. Fran – you can allow it as a community. You’re choosing not to. You don’t have to change the deed restriction.
 - iv. Barry – we’re allowing people who currently have a STR permit to be grandfathered (i.e., continue to rent), if someone took you to court, it will be enforced since it is a deed restriction violation.
 - v. The township will not be the enforcer of the permits for short-term rentals.
 - vi. Fran – have there been issues with short-terms?
 - vii. All – yes, major areas.
 - viii. Brian – there was no vote. I had the letter reviewed
 - ix. The township solicitor and the association solicitor are the same person, so it has been reviewed.
 - 1. Why wasn’t this open for discussion?
 - 2. It’s in the deed. The supreme court ruled that this is a business. You cannot run a business in the community.
 - x. Fall meeting – there can be a vote on short-term rentals.
 - xi. Fran – such a short-term notice
 - xii. Barry - We did not find this information out until Jan/Feb 2021.
 - xiii. Barry – we are cutting this off
 - xiv. \$500 compliance fee there will be a zoning officer to come down and solve the problem.
 - xv. Affects whoever does not have a license today.
 - 1. Eight permits. Requested through the right-to-know law (public documents).
- XIII. New Business
- a. Vote on the treasurer’s report – accepted
 - b. Elections at the Labor Day meeting – Don Hortman, Jamie Drucker, Rich Sloane up for re-election. If others want on ballot – email Barry by 8/1
 - i. Brian – when did Scott come on board? Why wasn’t Brian asked? Response: when a board member resigns, board has the right to replace member for duration of term. Scott was asked as he does a lot for the community and had wanted involvement.
 - c. Community Dock
 - i. Still in discussion with Brookfield for final decisions. Brian – letter sent out in March, why wasn’t it shared – Barry – it is still in discussions. Not approved yet – still has many steps to go
 - ii. Letter – 4’ x 120’ – 8 boats – we countered for 10.
 - iii. Brian – Dock lot #2 should be looked at – was approved. Barry – would get blocked due to width of lot.
 - iv. Continued discussions – Barry ended it.
 - d. 2022/2023 budget will be presented and voted on at the Labor Day meeting
- XIV. Adjournment – Motion to accept 2nd:

**Sunset Point Water Company
Account Balances as of April 30, 2021**

Checking Account Balance as of May 31, 2020 Treasurer's Report **\$ 3,373.48**

Income

| | |
|-----------------|-------------|
| Water Dues | 5,830.00 |
| Interest Income | <u>0.78</u> |

Total Income **5,830.78**

Expenses

| | |
|-----------------|-----------------|
| Electric | 579.61 |
| Generator | 280.00 |
| Leak Detection | 253.00 |
| Propane | 1,243.96 |
| Real estate tax | 23.98 |
| Water testing | <u>1,379.00</u> |

Total Expenses **\$ 3,759.55**

Checking Account Balance as of April 30, 2021 **\$ 5,444.71**

Savings Account Balance as of April 30, 2021 **\$ 10,015.66**

Submitted by Donald Hortman, Treasurer

Sunset Point Association
Account Balances as of Apr. 30, 2021

Checking Account Balance as of May 31, 2020 Treasurer's Report **\$ 34,161.86**

Income

| | | |
|-----------------|-------------------|--|
| Assoc Dues | 26,620.00 | |
| Buoy Fees | 315.00 | |
| Interest Income | 8.50 | |
| | <u> </u> | |

Total Income **\$ 26,943.50**

Expenses

| | | |
|-------------------------|-------------------|--|
| Administration | 716.56 | |
| Insurance | 4,047.00 | |
| Community Dock Expenses | 1,221.11 | |
| Donation | 100.00 | |
| Electric | 605.61 | |
| Legal Fees | 2,800.00 | |
| Mowing Leaf Clean up | 2,378.00 | |
| Porta Potty | 583.00 | |
| Road Maintenance | 2,375.00 | |
| Secretary | 85.00 | |
| Snow Removal | 3,500.00 | |
| Trash Removal | 6,586.51 | |
| | <u> </u> | |

Total Expenses **\$ 24,997.79**

Checking Account Balance as of April 30, 2021 **\$ 36,107.57**

Savings Account Balance as of April 30, 2021* **\$ 10,077.27**

*includes deposits for resale certificates and
capital improvement fees (\$4000 total for 10 homes)

Submitted by Donald Hortman, Treasurer