

Sunrise Lake Property Owners Association, Inc.
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www.sunriselake.org

SLPOA Board Meeting
Monday, November 29, 2018
Held at SLPOA Office

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to Order at approximately 7:04 p.m.

ATTENDANCE

| | |
|-----------------------------|---------|
| Wendy Westock, President | Present |
| Amy Panetta, Vice President | Present |
| Alysia Wayne, Secretary | Present |
| Mike DePeri, Treasure | Present |
| Chip Dingman, Director | Present |
| Walter Tomilowicz, Director | Present |

Also in attendance: Security Guard – Kim Pelayo

President's Report:

- *Wendy Westock: Welcome to Aly Wayne, newest board member and board secretary.
- *There is one Board Position that remains open, anyone interested please contact us.
- *Thank you to Gloria Nolan for the refreshments.
- *We have 2 full time guards, Baylee and Kim, who are exclusively assigned to Sunrise giving us each 40 hours a week of coverage.
- *We have a new car which has a scanner so that the guards can know if emergency services have been dispatched to Sunrise.
- *Real estate update: 67 houses, 2 pending and 3 lots have sold in Sunrise so far in 2018 (last year at this time there were 48 homes and 10 lots).

- *All the accounts that are in arrears that have not replied to our letter about going to collections will be sent to the collection agency next month.
- *New security cameras have been installed in the office to replace the ones that stopped working.
- *We all survived the first storm of the season. The snow removal process was hampered by multiple equipment issues which were all resolved very quickly. All resident complaints that we have been made aware of have been addressed.

- *Reminder that winter parking restrictions are in place, no parking on any street or easement from Nov 15 until April 1.

- *Upcoming Board Meetings – **The next board meeting is scheduled for Wednesday, February 13, 2019.**

Vice President's Report:

Amy Panetta: Dam inspection – did not receive full report but did receive a summary report. Dam passed inspection. Need to plant grass seed to avoid erosion. We need to install a flow meter in big drain.

- *Dam restrictions – nothing can be built or driven on dam.
- *No alterations to pool house structure
- *Asphalt Millings can be used to fill in any ruts, holes, and boat launch, and parking lots by lakes & dams.
- *Salt shed update – rips in the roof of shed. Roof was replaced 3 years ago. Depreciating warranty would cost \$16,000.00 to replace. We put a tarp over the roof. The rings on the tarp are not holding. If tarp comes down we will use it to cover the material. Looking for longer term solution
- *Pool house is been winterized and boarded up
- *Dock removed from lake & stored for winter
- *9-11 memorial cleaned up

Financial Report:

Mike DePeri: Financial report was given.

Committee Reports:

Events: Mike DePeri,

- *I would like to thank a few people for their consistent help: Tony Nolosco, Lydia Zimmerman, Sal Panetta, Amy Panetta, John Westock, and Gloria Nolan.

*Tree lighting ceremony is on Saturday, December 8th

*The following week is house decorating contest. Have to register by the December 15th. Evaluations will be done during the week of December 17th. Prizes will be given for the most colorful, most creative and best overall. We will have judges.

*Coloring contest: we have 1 entry

*We are collecting food, pet food, and toys

Communications: Gloria Nolan, Editor,

*Hopefully there will be a newsletter for January

*Mike Deperi will be writing article for newsletter

Grievance: Amy Panetta,

*If anyone would like to volunteer to please let her know

*Explained the process of grieving a citation – If a resident would like to grieve a citation they should stop by the office to pick up a grievance form or go on line to print the form. Once the form is brought to the office, the office then will give you a time to attend the next grievance meeting.

Lakes: Walter Tomilowicz,

*Quality of the lakes is good

*Will not be stocking lakes this year

*Thinking about getting yellow perch next year

*Ice fishing can be done after 4-5” of ice

Security: Wendy Westock:

*Vandalism & Destruction on boat launch @ Cabin Road and ball field. It affects all of us and costs to repair it. We will repair in the spring. Would like residents to help by calling the office if they see anything. Call the office if you see anyone parking on the dam or driving on the dam.

Old Business:

Wendy Westock asks for a motion to approve the minutes of the October 15, 2018 Board Meeting

- Motion Made: Mike DePeri
- Motion Seconded: Walter Tomilowicz
- All in Favor: Yes

New Business:

*No new business

Questions from the Residents:

Gloria Nolan: Has board given any thought to a community center?

Wendy Westock: We have been exploring, looking at places that could be possible locations, what areas are realistic. We can't expand the pool house so we would have to look elsewhere. Waiting for a perk test to be done at the ball field site, to see if we can build there.

Tony Nolosco: Is the ball field big enough?

Wendy Westock: Yes

Tony Nolosco: Is it commercial?

Wendy Westock: Yes, have to perk to commercial standards.

Brendon O'Sullivan: Can we afford a new facility financially?

Wendy Westock: We would have to know if we have available land in order to look at affording a new facility. Have no idea the possibilities and costs for each. That is the next step.

Tony Nolosco: Is the ball field actually used for ball?

Wendy Westock: Yes, league practice but no games.

Sophie Altvater: Will you present to residents the options available

Wendy Westock: Yes

Tony Nolosco: Put in the newsletter that the pool can't be expanded.

Aly Wayne: I think we put out there that we receive the dam report and we can't do anything at the pool facility.

Wendy Westock: It will show in the meeting minutes and Amy's report. I will write a president report for the newsletter.

Tony Nolosco: Do the by-laws address a issue like this, as far as making a decision, is it a community vote? Does it talk about it?

Chip Dingman: No, the by-laws state it's the board responsibility

Brendan O'Sullivan: The by-laws state that over a certain amount has to be approved by the membership.

Amy Panetta: No, if it is under \$500.00 in expenditure a director and officer have to agree to it. If it is over \$500.00 then the board would have to vote. The board would make that decision.

Wendy Westock: The idea is no further than an idea, it hasn't been something planned. Getting input from the residents was the first step.

Caryn Dingman: When comes time to make decision, board should consider resident vote on whether or not to go forward.

Wendy Westock: It is certainly my plan as long as I am a part of this board or president of this board, I would agree with you and would like that to happen.

Sophie Altvater: Mailboxes Can we afford to buy two or three and replace the terrible looking ones?

Chip Dingman: They aren't cheap, they can cost between \$1,500 - \$2,500. They are the post office responsibility. We can't maintain. If we build a covered parcel place we would own it and could block mail for not paying dues. It doesn't mean that residents can't come to board and have a post box committee to spearhead change.

Tony Nolosco: How many grievances have been filed with the post office about the mailboxes.

Chip Dingman: We have no idea. You would have to go to milford post office and complain to them.

Tony Nolosco: Would board be willing to ask residents if they will pay to build new post box facility?

Wendy Westock: Maybe, but residents need to complain directly to the post office. We previously had a petition sent to Harrisburg and it got nowhere.

Diane Meyerhoff: It's a wonderful idea, but how many people will actually pay?

Chip Dingman: Some communities charge a deposit to have a mailbox.

Diane Meyerhoff: A women from Dingmans post office wanted all these communities to go through there.

Wendy Westock asks for a motion to close the meeting at 7:58 p.m.

- Motion made: Chip Dingman
- Motion Seconded: Walter Tomilowicz
- All in Favor --Yes

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

Alysia Wayne

Secretary

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

Date

DRAFT