

Sunset Point Association  
Membership Meeting Agenda  
July 4, 2020

### Start of Meeting Procedure

- Meeting call to order: **President Barry Skoras called the meeting to order at 10:07am.**
- Pledge of Allegiance
- Review number of Association members present (Quorum  $\geq$  21 households, 1/3 residence in good standing) – **there is a quorum.**
- Distribution of Agenda
- Previous September meeting minutes were mailed to all Association members
- Welcome!
- Board Introductions
- New Members, please sign in and update your contact information

### Minutes

The September 2019 minutes were mailed to Sunset Point Association members. Minutes will no longer be read aloud but can be discussed after any motion. A few copies of the minutes are available on the back table.

Motion to accept the minutes of the September 2019 meeting

Discussion / Approval

**Motion to accept – Jim Stoy**

**Second – Peter Isakson**

**Unanimous to Accept**

### Directors' and Committee Reports

#### President's Report

- Reminder: Notify Board with any paving, impacts to right of way, roadway, etc. Contact Rich Sloane or Barry Skoras. If in question, please contact us! Also, Palmyra Twp. laws/codes apply.
- Houses up for sale / resale certificates
- New association members / homes sold
  - **Quinn to Brian Cianchetti**
  - **Sauer to Derick and Hazel Blatt**
  - **Mlinek to Kevin/Joan Galland**
  - **Smith to Barry and Sue Skoras**
  - **Liss to William and Frances Soranno**
- Renters (short term – period of Thirty (30) consecutive calendar days or less) - need to file an application to Palmyra Township, to the county for collecting taxes, and to the state for a license to collect taxes
  - **Please notify the board of your house number if you are planning on renting.**

### **Vice President's Report**

- Issues reported to the Board. None
- Contacted Community Association Institute - follow-up required

### **Treasurer's Report**

- Presentation of the Treasurers reports and costs to date.
  - **Sunset Point Association & Water Company Reports presented.**
    - **Motion to Approve – Jim Stoy**
    - **Seconded – Joe Holzapfel**
    - **All Approve**

### **Secretary's Report**

- Updates to contact information
- Donations
- Get well, condolences, etc.
  - **Nothing was sent out.**
  - **Please make sure to update your contact information and email address with Jamie Drucker**

### **Standing Committees Report**

- Picnic report – 1<sup>st</sup> Saturday in august - TBD
- Water Company
  - **Be sure to test your shutoff valve**
  - **Marissa reported that there are no problems with the water company. The water samples and testing are all good.**
- Road Maintenance to date / Speed bumps / ditches
  - **Rich Sloane reports there were a bunch of washout areas due to heavy rains this spring, so they were fixed.**
  - **Speed bumps were reinforced.**
  - **Dock Lot 1 Access was also improved.**
- Dock Lots Report to date
  - **Ramps will be repaired.**
- Number of buoys allowed per dock lot. Identify waitlist.
  - **There are 2 at Dock Lot 1**
  - **There are 2 at Dock Lot 2**
  - **There are 2 at Dock Lot 3 (not installed)**
- Association Maintenance Report to date
  - **Dock Lot #1 – picnic tables arranged, weed wacked, leaves removed**

### **By-Laws Change – presented by Grant Genzlinger**

- **Draft Amendment #3 to create a community dock at Dock Lot 3.**
  - **This was reviewed by solicitor Tony Waldron.**
  - **Right of Way is not marketable.**
  - **There are rumors that Brookfield is no longer going to issue buoys and may be looking at eliminating them.**
  - **Kiley Associates drew up plans for Dock Lot 3.**

- Cannot be official until voting is approved.
- Brookfield gets 30-60 days to comment on the proposed plans.
- Board worked to draft the amendment.
- Motion to Adopt 2020-1 by Grant Genzlinger
- Second – Jim Stoy
- Open Discussion (to follow)

### Old Business

- Insurance update –renewed for 2020/2021
- Water update: REMINDER – Private wells should be tested; Test your shutoff valve
- No update on Barbara Balmer’s property (bankruptcy court)
- Dock Lot #3 Encroachments
  - Quinn Property (Brian Cianchetti) – All encroachments resolved.
  - Isakson’s: Currently in discussions with the property owner.
- Dock Lot #3 – update under new business
- Dumpster update – Larger dumpster - Pickup twice per week through end of October (Tuesday / Friday), on demand till May 1, 2021
  - **Reminder – please only use for household garbage. Do not put in BIG items.**
    - Break apart boxes and do not put things outside the dumpster.
    - Use the top doors so you can throw things into the dumpster.
    - Beth Hoffman - There is a stick next to the dumpster for pushing items in further.
    - Recycling is not available within the community.
      - You may recycle at Palmyra Township – 115 Buehler Lane Paupack, PA 18451
      - A question was raised about getting a recycling dumpster and Gwen Pompey mentioned that it is very difficult due to fines for plastic bags.
- Kayak rack at Dock Lot #1 and Dock Lot #2 – built
  - Nancy asked if kayak racks could be looked at because she does not have access to her yard.
  - Please put kayaks in rack and not in front.
- Gypsy Moth spraying – didn’t spray this year

### New Business

- Fiscal year 2021/2022 budget to be proposed and voted on at the Labor Day association meeting
- Board elections – There are three positions up for election during the Labor Day association meeting. 2020- Rich Hoffman, Bob Schweitzer, Tim Dore were elected at the Labor Day meeting 2017 and will be completing the three-year term (Bob Schweitzer will not be seeking reelection). Any volunteers seeking election to the Board of Directors should let Barry Skoras know by August 1, 2020. Voting ballots will be prepared.
  - If you are interested in running, please speak to a board member.

- You do not run for a position – you run for the board and then positions are assessed by the board.
- Community Boat Dock Update
- Jamie – please remember there are no cars on the access roads. There is also no parking on the streets.
- Gwen – please remember no one under the age of 16 should be driving vehicles such as quads or golf carts on the roads.
- **Bylaw changes to support the Community Boat dock**
  - Barry Skoras presented background information:
    - The proposal is for 16 slips. 24 feet wide x 250 feet in length.
    - DL 3 has 65 feet of lake frontage.
  - A mailing was sent out to see who was interested and 16 people responded with interest to obtain a slip, and accept the financial responsibility of developing DL 3 and building the dock/slips.
  - The access to DL 3 will be for all association members.
  - The initial cost of dock lot # 3 stairs, railings, lighting and any other safety features shall be borne by the Boat Club.
  - Sunset Point Association assumes no financial responsibility for the cost of the Boat Club and/or liability for any boat moored in the dock slip
  - The 16 boat club members will be responsible for all costs associated with the dock/slips.
  - With the current insurance carrier, the cost for the insurance on the dock/slips will be an additional \$6.00 per year.
  - **Grant Genzlinger – amendment covers ability to install docks. If approved there will be rules drafted for those that have boats on DL 3.**
  - Bob Smith – can you please explain the difference between what the association is liable or charged for and what the Boat Club is liable/charged for?
    - Barry – Slips will be maintained by Boat Club – docks being put in and taken out, the association will not be charged.
    - Future improvements of the Dock Lot ONLY – such as repairs to stairs and railings will be the association’s responsibility. The 16 boat club members are paying to improve DL 3 for the enjoyment of the Association.
  - Brian Cianchetti – no one has seen the project and the plans are not correct as Brian’s dock is not on the picture.
    - Barry – when the drawing was done Brian did not own his property and there was no dock, this will be revised. Board did not know about slip and swim dock. Per shoreline use, the community dock must be centered on the property.
  - Sue Skoras – we will correct the drawing and submit for revision, however that may not be approved.
  - Brian – how can we comment on an incorrect proposal?
  - Beth – we are trying to vote on revision to bylaws. We are not currently voting on slips.

### **Open Discussion Continued – below are some of the key concerns**

- 16 slips are too many, making the dock too long.
- The dock cannot be made longer without redoing the entire process with Brookfield.
- The 16 people who are interested in this dock have already paid \$1,000 – which they may not get back because this covers permit fees, engineering costs, tree trimming, etc.
- Concerns about fuel spills and littering.
- Will the slips be deeded?
- Right to sell slip with ownership of the house.
- There will be a wait list with rules and regulations.
- Will people across the street access DL 3? (Post meeting note – individuals across Rt 507 have no standing on DL 3).
- This is cost neutral for the association members who are not part of the Boat Club.
- Concern for children with boats pulling in and out of the slips.

Grant – Barry we should call a vote on the by-law amendment.

Peter Isakson – 16 people want slip/big long string isn't good for those living near it. At least four of us will be negatively affected.

Sue Skoras – if the amendment is approved, should the association vote on the length?

**REMINDER:** The Association only maintains the Dock Lot, as they do the other dock lots. ONLY the Boat Club will be charged for the dock and the slips.

Barry – we are going to stop this discussion and have a vote.

Grant – the President has called a vote. A pass vote is 2/3 of the total number of represented dwelling units in good standing. Each dwelling unit has one vote. A vote can be done in person or by proxy.

Voting was done by reading the sign-in sheet and stating “yes” or “no”.

- There were 38 people voting, meaning there needs to be at least 25 to approve.
- 26 people voted yes.
- The bylaw changes have been approved.

Note: A hard copy of the voting sheet is maintained by the board. Due to the sensitivity of the vote, it will not be issued for public distribution.

### **Adjournment / Motion /Seconded / Adjournment Time**

Motion to Adjourn – Grant Genzlinger

Seconded – Jim Stoy

All approve

Meeting adjourned at 12:25pm