

Sunset Point Association  
Membership Meeting Agenda  
September 4, 2021

**Start of Meeting Procedure**

- Meeting call to order
  - 10:11 am
- Pledge of Allegiance
- Review number of Association members present (Quorum  $\geq$  21 households, 1/3 residence in good standing)
  - 26 households in attendance – official meeting
- Distribution of Agenda
- Previous May 29<sup>th</sup> meeting minutes were emailed to all Association members/posted on Web-page
- Welcome!
- Board Introductions
  - In attendance – Barry Skoras (President), Scott Taylor (Vice President), Jamie Drucker (Secretary), Don Hortman (Treasurer), Rich Sloane (Docks), Tim Dore (Maintenance), Derick Blatt Grant Genzlinger (Governance). Not in attendance – Rich Hoffman
- New Members, Please sign in and update your contact information
  - Susan and Bruno Bauer (purchased Orlando house)

**Minutes**

The May 29<sup>th</sup> minutes were emailed 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 May 29<sup>th</sup> 2021 meeting

- Motion made by Sandy Galdieri
- 2<sup>nd</sup> – Gwen Pompey

Discussion / Approval

- Approved by all in attendance

**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
  - One house currently for sale – Cartwright (313 Sunset Shore)
- New association members – Susan & Bruno Bauer

**Vice President's Report**

- Issues reported to the Board.
  - Water and Well House –
    - no current issues, tested twice weekly by Marissa Vennie.

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- Inspection done earlier this summer – we are addressing some suggestions and looking to be proactive to expedite repairs.

### **Treasurer's Report**

- Presentation of the Treasurers reports and costs to date; 2022/2023 budget. (Copy of Budgets attached)
  - 66 homes in community - Association dues divided by 61 homes (4 properties in arrears, one in exchange for work) ; Water dues divided by 59 homes (2 not on community well).
  - Review of Water Budget
    - Additional \$2,500 added as Contingency for Replacement
      - Concern for pipes
      - Build up for reserve for well – house, etc.
      - Continue increase for next number of years to allow for an emergency budget.
  - Review of Association Budget
    - Mailboxes – a few families have requested mailboxes. As per the Hawley Post Office, we cannot change the current mailboxes – most belong to association across 507. \$3,000 added to budget by the board to add a new structure containing 16 mailboxes – community felt we should add 32 if adding them – decision to change the budget to \$5,000 plus email to community for additional interest if need more.
    - Road Repair – increased from \$7,000 to \$10,000
      - Heavy rains this year have caused increased washouts.
      - New topping with stones
      - Calcium plan to combat dust
      - Clean out ditches
    - Community in favor of building up a reserve so there is less of a chance of assessments on houses.
  - Motion to approve budgets – Grant Genzlinger; 2<sup>nd</sup> – Derick Blatt
    - All community members approved

### **Secretary's Report**

- Updates to contact information
- Donations
  - \$100 to Tafton Fire Department
  - Gift card to Marissa Vennie and Darrell Lavoie on birth of child
- Get well, condolences, etc.
  - Clyde (Beth and Rich Hoffman's dog) – missing
    - Post meeting update on Clyde: Clyde is home safe and sound. A big thank you to houndhunters and all those who tirelessly searched for Clyde.

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**Standing Committees Report**

- Picnic report –
  - Success - Thanks to committee for set up/prep –
    - Barry and Sue Skoras, Rich and Beth Hoffman, Kathy Glendon, Derick Blatt, Pat DeFrancesco, Jamie Drucker, Debbie & Scott Taylor
- Water Company
  - reviewed with budget
- Road Maintenance to date / Speed bumps / ditches
  - Reviewed in budget report
  - Speed bumps to be enhanced, directs water
- Dock Lots Report to date
  - Swim docks to be taken out by Seeley's after Labor Day
- Number of buoys allowed per dock lot. Identify waitlist.
  - Change in Buoy Wait List for next year
    - Dock Lot #2 – Sal, Bob
    - Waitlist to be added
- Association Maintenance Report to date

**Old Business**

- Insurance update –renewed for 2021/2022.
  - Dock Lot #3 – exposure risk with community boat dock equal to swim dock
  - Rentals – Short-term and Long-term:
    - Insurance company has suggested that Sunset Point require all homeowners who rent add Sunset Point as an additional insured to their Homeowner's policy
      - Email will be sent with copy of letter from Insurance Company
- Water update: REMINDER – Private wells should be tested; Test your shutoff valve
- Update on Barbara Balmer's property (sheriff's sale) – property was not sold
- Dock Lot #3 / Community Dock– update under new business
- Dumpster update – Larger dumpster - Pickup twice per week through end of October (Tuesday / Friday), on demand till May 1, 2022 – Gwen Pompey to call for pickups
- Kayak rack at Dock Lot #1 and Dock Lot #2 – built
- Gypsy Moth spraying – didn't spray this year

**New Business**

- Fiscal year 2022/2023 budget to be proposed and approved – approved (see above)
- Board elections – There are three positions up for election during the Labor Day association meeting. 2021- Don Hortman, Jamie Drucker, Rich Sloane were elected at the Labor Day meeting 2018 and will be completing the three year.
  - No requests to run from floor
  - Motion made by Grant Genzlinger to accept slate as presented, 2<sup>nd</sup> by Sal Merlino, all in favor, no opposed

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- Beatrice Weissman property – lien was filed. Beatrice is a ward of the state.
  - Bank has started coming to Bea's house – cleaning up inside and out / number to contact if we have questions
- New Mailboxes – discussion under budget. Decision to up budgeted amount to \$5,000 and send out email for requests.
- Buoy waiting list – see above under “Standing Committee Report”
- Lake Wallenpaupack Community Leader summit – info sharing group
  - Barry contacted by another association to participate
- Leaf removal from ditches
- 5 year draw down – lake level will be lowered an additional 5 feet
- Website update
  - Kathy rebuilding website to allow for a private member area for meeting minutes, waitlists, by-laws, etc
- Dock Lot #3 Plan / Community Boat Dock Update
  - Community Boat Club had its first official meeting and elected officers:
    - Pat DeFrancesco – Chairman
    - Members at Large – Michael Drucker and Sal Merlino
    - Original request was for 16 slips – denied and drop to 8. Dock and Land area now divided by 8 members.
    - Dock Plan - wood or plastic with 8 mooring positions
    - Final Dock plan to be submitted to Brookfield on Tuesday 9/7/21
      - Update: Final Dock plan submitted to Brookfield on 9/12/21
  - Naomi Drucker (Landscape Architect) presented a land use plan to the community allowing for a looped gravel path for ATVs and Golf Carts with parking for 3 Golf Carts at bottom and additional 3-4 parking spots on top across road plus 3 Adirondack chairs for community use.
    - Additional 2<sup>nd</sup> phase discussed to allow for picnic area / additional seating for community
    - Community requested possible options to expand area now vs. waiting
      - Discussion of using capital improvement funds to allow additional work.
    - Community approval voiced
- Additional Items
  - Sign at entrance of community redone
    - Thanks to Lee Hortman and Sue Skoras and Rich Hoffman
  - Motion to look into designing / selling Sunset Point T-Shirts or Sweatshirts

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

- Motion to Adjourn Meeting –
  - Frank Clare, 2<sup>nd</sup> – Pat DeFrancesco
  - Adjournment at 11:35am