

Sunset Point Association May 28, 2022 Meeting Minutes

I. Call to Order – 10:04

II. Association Members present

- a. 24 voting members present
- b. BOD members absent: Grant Genzlinger & Tim Dore
 - i. New Members: Caryn and Greg Chrin
 - 1. Motion to Accept Minutes: Jamie, 2nd: Rich Hoffman; Passed

III. Directors and Committee Reports

a. President's Report Barry Skoras

Notify Rich Sloane or Barry Skoras if you're going to do any renovation or road work.
Talk to Palmyra Township if there are any issues

New Business: Former attorney Tony Waldron is now Pike County Commissioner.
Attorney Jack Spall is now the solicitor for Sunset Point.

Sunset Point would like to extend a heartfelt thank you to Tony Waldron for all of his years of service, advice, and support.

Group of volunteers (Lake Wallenpaupack Community Leaders) that are gathering together to discuss shared information: roadwork, repairs, Brookfield, lake information, lessons learned (12-15 current members).

b. Vice President's Report – Scott Taylor

Well House inspection – few issues to address (done)

Dan Farnum Associates

Pump to keep on hand (DFA – advised not to do that)

Keep a pump on hand and can get that to the association with two days

Water quality is excellent – no need for a boil notice

Everything is good.

Marissa continues to check the pump.

Charlie Pompey– “is there a need to change the pump on a regular basis?”

He did not indicate a need for replacement– if something happens it would be replaced within a couple days.

c. Treasurer's Report - Don Hortman

No houses for sale.

Barbara Balmer – filed for bankruptcy six years ago. April 26: First Class Realty, house was sold @ Sheriff's Sale: Truman Capital Advisors (foreclosure). Looking to bring account current (past dues). She owns three properties (two cabins behind Sunset Point Association sign). \$9,711 in owed dues, \$1,045 in water dues.

Truman Capital Advisors – Property manager

U.S. BANK NATIONAL ASSOC (Trustee) – home “owner” (based on Pike County, PA GIS / Tax Administration Map)

PA has a law that Truman only has to pay dues for 6 months back from April 26th.

Water: \$150.00 and \$653 for dues, \$375 for water, \$2,025 (for this year)

Barry: Liens – do not hold up because it's a foreclosure (per new lawyer)

Next steps – cleaning cabins and houses, First Class Realty will eventually put it up for sale. Don would like to put this check into the savings account, for future use.

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Bea Weisman's home has also been sold in bankruptcy.
OMAHA PROPERTY MANAGER, LLC – home "owner" (based on Pike County, PA
GIS / Tax Administration Map)
Select Portfolio Services – Property Manager.
Coldwell Banker will eventually put it up for sale.

Motion to put in savings account: Rich Sloane, 2nd: Caryn Chrin

Water Department: Savings: \$12,026 - \$2500 (checking→ savings) – this will be a yearly transfer

9/1/21-present: Water Testing \$1678, Electric: \$456, Generator: \$150, Propane: \$754,
Checking: \$5645.00 (after transfer)

Assoc

\$13891 (savings), \$41838 (checking), Mowing: \$1733, Snow: \$3850 (\$350 higher than
previous winter), \$3198 (trash), Admin: \$318, Picnic: \$290, Seeley's: \$1116, Audit:
\$330, Legal: \$450, Brookfield: \$274, Road: \$975, PPL: \$407

Michael Drucker

Seeley's: Spring is cheaper because in the fall the bill includes any

d. Secretary's Report – Jamie Drucker

Any information changes, please get to Jamie ASAP.

No donations.

e. Standing Committee's Report

Scott Taylor– picnic

August 6th

Scott will be taking the lead

Frank Clare, Pat DeFransesco will help

Potluck (no sign-up sheet)

Association provides paper goods, tablecloths, soda, water, beer and wine

If it rains, it is moved to the following Saturday

Rich Hoffman: Time? 4pm

Barry – Lake Front Cleanup

Wallenpaupack has an annual cleanup day

Sat. June 4th (9-1)

Dumpsters are set up – branches, wood, Styrofoam, etc. Dock lumber hardware and
shore debris. 6' in length is the maximum amount

Tires, Household waste and nothing on shoreline are not acceptable

Doesn't have to be bagged up.

Charlie Pompey: two logs on the shore – one is 16 feet long near Kate's house. Major
one is jammed in near 333 – needs to be removed

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Roads – Rich Sloane

Potholes filled. Lots of water damage and need to control the flow. Please, clean the ditches in front of your house, keep the pipe cleaned on both ends. Washing the road out. We need to keep the flow. Attempt to avoid the potholes.

WACO – we'd like to put calcium down on the roads which makes them more solid and compact. Would also decrease the dust. Our roads are in fairly good condition. \$10,000 to put oil on the roads. Calcium spread on roads is much cheaper. Waiting on an estimate

Bob Smith – has anything been done to add or fix speed bumps? Specifically dust levels/amounts.

Putting another pipe under the road to try and assist the rainwater.

Bob Smith – house is getting hit with stones that are being washed down the road.

Rich Sloane– if you see Rich near your house on his machine, please feel free to help fill the holes.

Barry: waiting on WACO and if their estimate is too much, they will speak to John Lazorack about fixing the pipe and rerouting the water.

Gwen Pompey: Road pitching. The low point on Sunset Shore, it's pitched towards the houses and needs to be rerouted. Pitch the road towards the ditch instead of towards houses - speak to Rich about looking at that.

Dock Lots - Rich Hoffman

Dock Lot 1 - More floatation

Buoys – 4 active buoys

Pat DeFransesco is on the waiting list.

Maintenance – Derek Blatt and Tom Dore

New light at DL 1.

Trim the tree in front of the waterfront because it's blocking the light.

Gwen Pompey: Paddleboat, is that owned by the community? The purpose of that is for fun for kids. It is not so you can get your boat.

Barry - Renters

If you're renting, please add Sunset Point to your insurance on the homeowner's policy.

Test your well and shut off valve.

Community Dock – Pat DeFransesco

Sunset Point Boat Club – Mike and Sal

Dock Lot 3 – eight people. Applied for eight slips.

As of Labor Day – application was getting through Brookfield, preliminary acceptance in October, send to regulatory committees (trees, etc.)

As of January – submitted to FERC review (public comment in April).

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Final approval through FERC.

Docks are unlikely to be in for summer 2022

Dumpster is now Tuesday and Friday – goes through end of October.

Kayak racks at DL 1 & DL 2.

Gypsy moths – not being done in 2022

Short-term Rentals: if you have an approved permit as of March 2021, you may continue renting. Rentals will be restricted for those after March 2021.

Mailbox Installation – Derek Blatt

Should be here in next few weeks.

John Lazorack has dug spots for 32 mailboxes.

Only those that live here permanently or are here for an extended period of time. The association is paying for the mailboxes.

Mike Drucker: Post Office cannot assign mailboxes that are owned by association.

Post Office has to officially “key” the mailboxes and assign box numbers to each.

Rich: Who’s installing the mailboxes?

Derek Blatt: Tim Dore and myself. Mailboxes come with a preset concrete base and then let it sit for a day or a week and then put in the others.

Pat DeFransesco: Parameters for who gets a mailbox?

If it is sent through the USPS they will not deliver to a house if there isn’t a mailing address.

Can we get more mailboxes?

Derek: \$4300 for 32 mailboxes, not covering installation. Let’s install what we have and if there is more interest, we can approve new ones at the Labor Day meeting.

Story would like to be added to the waiting list for mailboxes.

Pat DeFransesco wants a mailbox.

Kathy Glendon - Website Updates

Not easy to make it a private page.

If anyone knows how to make the webpage private – please reach out to Kathy.

There are services.

Don Hortman: Why does it need to be private?

Information with meeting minutes and other information should not be accessible for everyone.

Mike Drucker: Can you talk to the other communities about what they do for webpages?

f. Old Business

g. New Business

i. At the fall meeting we will be voting on next year’s budget.

ii. Elections will be held for three positions: Barry, Derek, Grant.

Derek will run again.

If you are interested in running, please let Barry know by August 1st.

Running for the board not a position.

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Meeting with board to discuss who will figure out the positions.

Frances Soranno – extra money to put into the savings account?

Dues were raised for mailboxes, roads, etc.

Don Hortman: \$735 (year before \$430).

Fran: Are dues going to continue to climb? Is there a number target?

Don: Budget around \$550 for association.

There was no money in reserves because of the low dues.

Jamie Drucker: Nothing in association budget for reserves – there was no money, and each house would be assessed.

Fran: Is there a target amount of where we will stop? Or will the increase in dues continue forever? Did you charge Ballmer the extra amount?

Don: Yes, because it is in the dues.

Bruno: What is our long-term target?

Don: We don't have one yet because we just started building the reserves.

Barry: We should propose an amount to be the target and vote on it at the fall meeting.

Mike Drucker: So, we should set a target that's reasonable and then spread it out over the next five years.

Charlie Pompey: Can you run the budget along with the reserve account?

Don: With gas prices through the roof, the bills are all going to go up. Everything I have budgeted for this year; money will be going to other expenses due to increased bills. By-laws state that the year is April 15-April 14.

Barry: We can look to change the by-laws.

Does it matter if we change?

Jamie: It just helps with planning because we're planning a year in advance.

Rich Hoffman: If anyone has logs on the shore, call Brookfield – they will take care of

I will be going through looking for leaks.

We would like to get new picnic tables that fold up and can be stored in the well house.

Barry: Come up with a budget and we will vote on it for Labor Day meeting.

Do we have a leak?

Rich: Yes, because there's been a spike in the electric bill. We will go out and look for it.

Frank Clare: Motion to Adjourn @ 11:24.

2nd to adjourn all.