

Sunset Point Association  
Membership Meeting Agenda  
September 5, 2020

**Start of Meeting Procedure**

- Meeting call to order: **by Barry Skoras at 10:06am**
- Pledge of Allegiance
- Review number of Association members present (Quorum  $\geq$  21 households, 1/3 residence in good standing)
- Distribution of Agenda
- Previous July 4<sup>th</sup> meeting minutes were emailed to all Association members/posted on Web-page
- Welcome!
- Board Introductions
- New Members, please sign in and update your contact information
  - **Brian Szpila – (Stoys)**
  - **Aubrey Asplundh**
  - **Geoff & Peg Berken (Rosalee's)**

**Minutes**

The July 4th 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 July 4<sup>th</sup>, 2020 meeting

**Motion to Accept Minutes – Jim Stoy**

**2<sup>nd</sup> – Joe Hofzapfel**

**All approved**

Discussion / Approval

**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  
**Don Hortman gave a report on Home Sales**  
**Explanation of resale certifications.**  
2018 – one; 2019 – three; 2020 – eight (as of meeting). This has put \$4800 in savings account (capital improvement fund)
- New association members- **see above**
- 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  
**Must be on record with Palmyra Township if you are going to be listing your house as a rental.**

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**Vice President's Report**

- Issues reported to the Board.

Due to Bob Schweizer stepping down from the board, Scott Taylor has replaced Bob as the Vice President. According to the bylaws – we elect a member to board; this position will then be voted for re-election at the correct time for this position's term.

**Treasurer's Report**

- Presentation of the Treasurers reports and costs to date; 2021/2022 budget.

**Association Budget**

Motion to Accept – Gwen Pompey

Seconded – Grant Genzlinger

Unanimous approval

**Association Water Budget**

Motion to Accept – Grant Genzlinger

Seconded – Pat DiFrancesco

Unanimous approval

**Secretary's Report – Jamie Drucker**

- Updates to contact information – new members provide emails; existing members – please provide any updated emails.
- Donations
- Get well, condolences, etc.

The Association sent a \$100 donation in memory of Harold Schweizer to the local food bank.

**Standing Committees Report**

- Picnic report – cancelled due to COVID
- Water Company  
Marissa provides updates. We are consistently meeting EPA standards.
- Road Maintenance to date / Speed bumps / ditches  
Rich to do updates week of Sept. 8<sup>th</sup>
- Dock Lots Report to date  
Derek maintained the area around the dock lots.
- Number of buoys allowed per dock lot. Identify waitlist.
- Association Maintenance Report to date  
Tim to paint the garage door at the well house.

**Old Business**

- Insurance update –renewed for 2020/2021
- Water update: REMINDER – Private wells should be tested; Test your shutoff valve
- Update on Barbara Balmer's property (bankruptcy court)  
Tony Waldron to provide update.  
Association is owed dues on 3 separate properties for 3 years.

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Janet – the Ballmer property is a wreck, there's a sliding door in the back that has collapsed inward making it open to animals, people, etc.

A letter will be sent to Attorney Waldron about failure to maintain the property

Pat Richards – whomever is cutting the grass is only cutting the front yard.

Nancy Schmidtman– can it be considered abandoned? Gwen Pompey – is it being condemned?

- Dock Lot #3 Encroachments – **these have been resolved.**
  - Quinn Property (Brian Cianchetti) – All encroachments resolved.
  - Isakson's (Aubrey Asplundh): All encroachments resolved.
- 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, 2021

Geri Cox – is a larger dumpster possible? As it is constantly full during the summer months.  
- Barry to look into it over the weekend.

  - Gwen Pompey – this is the largest dumpster.  
Barry – reminders: use the stick to push the garbage to the back; also, only household trash – no furniture, big boxes, etc.
  - Scott Taylor: a reminder that Palmyra Township (located at 115 Buehler Drive, Paupack, PA) accepts recycling for free and garbage for a small fee. The recycling units are available at all times.
- Kayak rack at Dock Lot #1 and Dock Lot #2 – built
- Gypsy Moth spraying – didn't spray this year – **the collections seen on the trees are not gypsy moths.**

### New Business

- Fiscal year 2021/2022 budget to be proposed and approved
- 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 has resigned; Scott Taylor approved by the BOD). Brian Cianchetti is also running for the board. Ballots will be distributed.

A discussion of those running for the board of directors' candidates progressed with a few members asking questions. All candidates spoke of an interest to help protect the community.

Grant Genzlinger– are there any nominations from the floor? No.

Voting occurred – Rich Hoffman 35 votes, Tim Dore 38 votes, Scott Taylor 42 votes, Brian Cianchetti 10 votes.

**Rich, Tim and Scott** were elected to the board.

- Dock Lot #3 / Community Boat Dock Update

**Kathy Glendon** asked about implementing a rule that properties must be maintained, grass cutting, etc.  
- Barry: there is nothing in the bylaws.  
**Motion to change the wording in the bylaws about force of maintenance:**
  - Kathy motioned.....Rita Gencarelli seconded

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**Community Dock**

- Revised narrative / dock plan was submitted to Brookfield on August 12, 2020. Brookfield will review in the Oct-Nov timeframe
- A potential dock builder (Seeley's) was contacted to determine lead time to build the docks, Seeley's would need to know by the end of January 2021 for docks to be built in time for Summer 2021.
- Geri Cox: why can't we break them up and put some slips at Dock Lot #2 and Dock Lot #3?
  - o Barry – Dock Lot 2 is only 39ft at the property boundary; Brookfield requires a minimum of 50ft for a boat slip. Also, the road access is a safety concern
- As previously mentioned, 16 association members replied to the USPS mailing that was sent to all association members regarding slips on the community dock. These 16 members made a financial commitment to develop the community dock.
- Once the dock has been approved, decisions will be made about how to choose slips.

**Other Discussion**

- Pat Richards: the road that is by the mailboxes – is that allowed for parking, who's property is it on?
- Can the road near the mailboxes be better maintained

**A Future Discussion – Short-Term Rentals**

Many people want to look at refusing short-term rentals in Sunset Point

Charlie Pompey suggested that we pick a date, grandfather in those that already rent and cease all others.

Grant Genzlinger – any review to the bylaws or changes like this must be submitted through Attorney Waldron

More discussion ensued about renters and short-term rentals.

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

All made a motion to adjourn the meeting.

Adjourned at 11:25am.