

Sunrise Lake Property Owners Association, Inc.
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Milford, Pennsylvania 18337
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www.sunriselake.org

SLPOA Board Meeting
Monday, October 15, 2018
Held at SLPOA Office

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to Order at approximately 7:00 p.m.

ATTENDANCE

Wendy Westock, President	Present
Amy Panetta, Vice President	Present
Mike DePeri, Treasurer	Present
Chip Dingman, Director	Present
Walter Tomilowicz, Director	Present

Also in attendance: Security Guard – Baylee Irgang

President's Report:

Wendy Westock: Board Positions open – letters of interest due by 5:00 p.m. on Friday, November 2. Interviews will be held the following week.

- Security – we now have 2 full time guards, Baylee and Kim, who are exclusively assigned to Sunrise giving us 80 hours a week of coverage.
- Real Estate –33 houses, 9 more pending and 2 lots have sold in Sunrise since June 1 (that is a 50% increase from last year)
- Thank You – Kris Frillman for doing the black signs announcing upcoming events, to Gloria Nolan for agreeing to be the resident chair of the Communications Committee and to Nicole Hammer for agreeing to be the resident chair of the Events Committee.
- Perk Test – as we anticipate further discussions about the future direction of our community one of the critical pieces of information we need is what are possible

locations for amenities.

- The ball field is the most logical location, but we do not know if it is a buildable lot as it has not been perked, therefore, the board has decided to have the property perked. This will hopefully happen before winter sets in.

-FYI – 79% of residents are full-time and 21% are part-time.

-Insurance - premium increase of 4.3% most of which is in workman's comp.

-Upcoming Board Meetings - we have tentative dates for meetings in late November, late January, Budget meeting in early April with Board meeting soon after that, Meet the Candidates in mid-June, Election meeting end of July and board meeting end of Sept. I want to try to have all the meetings here, instead of spending money on renting the church.

Vice President's Report:

-Pot Hole Day and tar machine—Potholes repaired on Hawk View, Sunset, Sunfish, Bald Ridge, Gristmill, Buck Run and West Shore.

-Log Splitter

-Chimney Sweep (\$130.00)

-Koberlein pumped the septic at the pool (\$470.00)

-Tri County Inspection –Electrical Inspection of the pool – good for 3 years

-D&S Hauling: They have been delivering salt & anti-skid – Price for salt is \$100.50 per ton and anti-skid is \$14.00 per ton

-Stop Signs moved and new one at Buck Run and Sunset and branches trimmed

-Parcel Boxes installed

-Picnic tables removed from pool due to poor condition

-Pool House winterized and pool drained

-Weed wacked intersections and South Shore Dam

-Shoulder stone—placed throughout various sections of the community

-Dam Inspection – Wednesday

-Repaired turf road gate

-Clarification of our maintenance personnel being seen in the Sections when there is an issue. John works part-time for Appletree outside of his SLPOA working hours.

Financial Report:

Mike DePeri: financial report was given

Committee Reports:

- Events: Mike DePeri, Trunk or Treat discussed and details given. Requested volunteers for the event. Next meeting is 10/18 and is combined with communications meeting. Clarification of how trunk or treat works.
- Grievance: Amy Panetta, looking for volunteers for grievance. Meetings are the 3rd Tuesday of each month. Also, reminder that all citations are videotaped on either dash camera or body camera.
- Communications: Wendy Westock, the next newsletter will be coming out in January 2019. The editor is Gloria Nolan.
- Lakes: Walter Tomilowicz, water quality was the best this year compared to past years. Lake was stocked last year. Fish are in good condition. Discussion on rules around the use of life vests in the lakes when boating. Reminds residents to be aware and report any cars belonging to non-residents of Sunrise to the office or security. Clarification on cost of treatment of all lakes.

Old Business:

Wendy Westock: asks for a motion to approve the minutes of the April 12, 2018 Board Meeting

- Motion Made: Chip
- Motion Seconded: Mike
- All in Favor--Yes

Wendy Westock: asks for a motion to approve the minutes of the Reorganization Meeting on July 24, 2018

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

New Business:

Approve Line Items:

1. Stalls & Stahls – Line painting increase
 - Wendy Westock asks for motion to approve line painting increase of \$133.76
 - Motion Made: Amy
 - Motion Seconded: Mike
 - All in Favor: Yes

2. Pine Bush Equipment – Tractor Repair--\$1,987.99
 - Wendy Westock asks for motion to approve PBE tractor repair
 - Motion Made: Mike
 - Motion Seconded: Chip
 - All in Favor: Yes

3. Blue Ridge Tree Service – Canopy 2.2 Miles--\$9,600
 - Wendy Westock asks for motion to approve canopy 2.2 miles
 - Motion Made: Walter
 - Motion Seconded: Mike
 - All in Favor: Yes

4. Blue Ridge Tree Service – Trees @ South Shore--\$800.00
 - Wendy Westock asks for motion to approve trees on South Shore
 - Motion Made: Mike
 - Motion Seconded: Walter
 - All in Favor: Yes

5. Blue Ridge Tree Service – over hanging trees on Wild Meadow--\$500.00
 - Wendy Westock asks for motion to approve Over Hanging Trees @ Wild Meadow
 - Motion Made: Chip
 - Motion Seconded: Mike
 - All in Favor: Yes

6. Division of Dam Safety DEP - Registration for Main Dam & South Shore Dam

- Wendy Westock asks for motion to approve Registration for Main Dam & South Shore Dam--\$1,600
- Motion Made: Chip
- Motion Seconded: Mike
- All in Favor: Yes

7. Swim Team - Donation

- Wendy Westock asks for motion to approve swim team donation--\$500.00
- Motion Made: Mike
- Motion Seconded: Chip
- All in Favor: Yes

8. Aquatic – Weed treatment for Sunrise Lake & Sprint Lake--\$6,655.00

- Wendy Westock asks for motion to approve weed treatment for Sunrise Lake & Sprint Lake
- Motion Made: Mike
- Motion Seconded: Amy
- All in Favor: Yes

9. Intuit – Checks for operating account--\$548.00

- Wendy Westock asks for motion to approve checks for operating account
- Motion Made: Amy
- Motion Seconded: Mike
- All in Favor: Yes

10. Ricks Auto – Replace 2 front tires, oil change, replace ignition coil, inspection--\$610.29

- Wendy Westock asks for motion to approve replacement of 2 front tires, oil change, replace ignition coil, inspection
- Motion Made: Mike
- Motion Seconded: Chip
- All in Favor: Yes

11. De Lage Landen Financial Services, Inc. – copier – 4 year contract--\$119.93 per month--\$5,756.54 for 4 year lease

- Wendy Westock asks for motion to approve copier
- Motion Made: Amy
- Motion Seconded: Mike
- All in Favor: Yes

12. County Waste/Charles Steuhl - Dumpster Day – County Waste (compactors) & Charles Steuhl (metal containers) - compactors \$3468.90 - metal containers \$1,500.

- Wendy Westock asks for motion to approve compactors & metal containers
- Motion Made: Mike
- Motion Seconded: Walter
- All in Favor: Yes

13. Wayco – Road repair increase amount--\$15,184.00 (additional)

- Wendy Westock asks for motion to approve the increase cost of road repair
- Motion Made: Chip
- Motion Seconded: Mike
- All in Favor: Yes

14. Uninvest – Insurance--\$31,829

- Wendy Westock asks for motion to approve Insurance
- Motion Made: Mike
- Motion Seconded: Amy
- All in Favor: Yes

Rule 3.18

(Old Rule)

Winter Parking Restrictions: “To permit snow removal, property owners, guests or tenants are not permitted to park any vehicle on community roads and easements from November 15th to April 1st. Violations will be subject to a \$100.00 fine and the vehicle will be towed at the owners expense. (Old Rule #20)”

(New Rule)

Winter Parking Restrictions: property owners, guests or tenants are not permitted to park any vehicle on community roads and/or easements (Easement is 5ft. from edge of road) from November 15th to April 1st. (Old Rule #20)

- a. First offense is subject to a \$25.00. fine
- b. Second offense is subject to a \$50.00 fine
- c. Subsequent offenses are subject to a \$75.00 fine per occurrence

- Wendy Westock asks for motion to approve revision to winter parking restriction rule
- Motion Made: Mike
- Motion Seconded: Chip
- All in Favor: Yes

Wendy Westock: Discusses the open house and those who attended. Brings to the attention of the meeting, attendees that the suggestions that were received during the open house are displayed in the back of the room on the boards and welcomes all to add to the lists.

We are also searching for a resident to chair the Lake Committee.

Discussion/Question during President's Report, Vice President's Report and Committee Reports

Aly Wayne - If a tree falls in the road who is responsible for removing the tree? Sunrise Lake POA is responsible for removing any trees/debris from roadways.

Chip Dingman - Residents are responsible for removing trees/debris from their property.

Aly Wayne - Why does the ignition coil in the mason dump need to be replaced already?

Amy Panetta - The ignition coil went, it is an older truck, 2012.

Brendan O'Sullivan - Did we charge for dumpster day?

Wendy Westock - No

Caryn Dingman - might be a good idea to let residents know now that there will most likely be a nominal fee for dumpster day next year.

Amy Panetta - Yes, good idea. We can do that.

Aly Wayne - Winter Parking—who is measuring the 5 feet

Amy Panetta - Security

Questions from the Residents

Brendan O'Sullivan - Article in the Dispatch regarding Section 9.

Amy Panetta - reads the response given to the SLPOA Board by Jim Ott. Wendy clarifies that the SLPOA has no liability regarding the article.

Brendan O'Sullivan - inquires about the lawsuit regarding the sections.

Amy Panetta - indicates the lawsuit is still ongoing.

Brendan O'Sullivan - Mentions that a house on Rabbit Run has recently sold for \$300,000+.

Board - Discussion amongst the Board regarding the rising values of homes in Sunrise Lake.

Brendan O'Sullivan - would like for the part-time residents to be identified so that our full time residents can possibly watch over their homes, take out their garbage, etc. Also would like to see teenage volunteers to help out the residents of the community with odd jobs. Would like the office to keep a list of those volunteers that can be shared with residents.

Wendy Westock - would like to figure out a way to get the teenagers involved to assist in shoveling snow, odd jobs, etc. If someone would volunteer to lead this initiative/form a committee. Discussion regarding reaching to the school to see which extra-curricular activities require volunteer hours for students.

Diane Meyerhoff - discusses various homes in the community that would be considered eyesores. Is there anything that the community/board can do to urge the residents to clean their property? For example, if a Habitat for Humanity house can we reach to Habitat for Humanity to ask them to assist us in getting the homeowners to clean the property. Also discusses residents that have multiple, non-registered cars in their driveways.

Board: Board members explain that warnings have been sent to residents for eyesores, as well as fines. Also, that security takes pictures of properties and documents "eyesore." Explains warning letters are sent and residents are given 30 days to clean the yard. Board also discusses the non-registered car situations and states that unless they pose an environmental threat, there is not much that can be done.

Sophia Altvater - asks if the 9/11 Memorial Garden can be cleaned up, trees trimmed.

Amy Panetta - indicates we will ask our maintenance personnel to take care of it.

Arlene Matthews - expresses her concern regarding a house across the street from her, where a previous owner buried the culvert pipe, which is now contributing to the deterioration of the road (Sunset)

Amy Panetta - We will have maintenance personnel look into the situation once Arlene sends us the house number.

Wendy Westock: asks for a motion to close the meeting at 8:20 pm.

Motion Made: Amy

Motion Seconded: Mike

All in Favor: Yes

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

Amy Panetta
Vice President
S.L.P.O.A., B.O.D.

Date