

Sunset Point Association  
Labor Day Association Meeting Notes  
August 30, 2025  
Email: sunsetpointassoc@gmail.com

**Start of Meeting Procedures:**

- Meeting called to order by Scott Taylor, Vice President at 10:07am
- Association members present exceeds Quorum requirements ( $\geq 21$  households 1/3 residence in good standing)
  - 28 households present
- Board Member Introductions –
  - Scott Taylor – Vice President                      Don Hortman – Treasurer
  - Jamie Drucker, Secretary                      Bruno Bauer -                      Governance
  - Derick Blatt – Maintenance                      Tim Dore – Road Maintenance
  - Rich Hoffman – Roads
  - Barry Skoras – President (Absent)      Jim Stoy – Maintenance (Absent)

**New Members:**

Allison Chorey – 417 Sunset Forest Drive

**Minutes**

- Previous Memorial Day meeting minutes were emailed to all Association members
  - Motion to accept Spring 2025 Meetings minutes as presented – Joe Holzpfel
  - Seconded by Rich Sloane
    - All in favor – aye, non opposed

**Directors' / Committee Reports**

• **President's Report (via Scott)**

- Notify Board with any paving, impacts to right of way, roadway, etc. Email sunsetpointassoc@gmail.com. Any questions please contact us!
  - Remember we also follow Palmyra Twp. laws/codes apply.
  - Jamie monitors the email address and will disburse as needed.
- 1 House in community currently for sale
  - 410 Sunset Forest Drive (current owner Y Brothers)

• **Vice President's Report**

- Will discuss under New Business

• **Treasurer's Report**

- Presented by Don Hortman
  - Dock Lot 2 - dock replaced by Seeley's with used dock for \$2,500.
  - Dock Lot 1 will potentially need maintenance over the winter
  - Don presented the budget keeping dues at \$650, water budget \$330
    - Rich Hoffman motions to accept
    - Mike Drucker seconds
    - All in favor, none opposed
  
- **Secretary's Report**
  - All communications come from sunsetpointassoc.com
  - Get well, condolences, etc.
    - Get well:
      - Barry Skoras, back surgery
      - Brace Rohrman, Jan's husband, has been ill this past year
    - Condolences:
      - Ruth Tomas passed away at the end of April (Ruth & Wes were long time residents of the community.
      - Loretta Schweitzer, Bob's mother passed away at the end of May, Loretta and Harold raised their children here.
  - The community welcomes Allison Chorey
  - Website upgrade being completed within the next 2-3 months – all members will receive email to sign up for new website access.
  
- **Standing Committees Report**
  - Picnic – 1<sup>st</sup> Saturday in August (2<sup>nd</sup>)
    - Success: we encourage anyone who hasn't attended to attend. It's a great way to get together socially with all the neighbors.
  - Water Company – see new business
  - Road Maintenance
    - Rich Hoffman – working on fixing / repairing potholes with new mixture that helps keep the pothole fixed / filled for longer.
  - Dock Lots Report::
    - As Don mentioned, the dock at Dock Lot 2 has been replaced, Dock Lot 1 will potentially need maintenance over the winter
    - Jamie mentioned that DL 3 has recently had a big cleanup to the seating area. It is now cleaner and clearer. We are looking to put a picnic table or some chairs on that dock lot, as it is the best place to view the sunsets.
  - Wait List for Buoy
    - The list is currently at one for Patty & Dave.
    - Other four buoys are currently taken.
    - If you would like to be on the list, please contact Don.
  - Maintenance Report

- The gutters were replaced on the well house.
- A question was asked to put the carpeting, etc. that is outside the wellhouse in the dumpster, the board replied that this would take place.
- If you see something that needs to be taken care of or repaired, please let the board know.

## Old Business

- Insurance Update – as with everything else the insurance did go up and we renewed it for the 2025/2026 year.
- Water Update
  - If you are one of the houses that has a private well, make sure they are tested.
  - If you are hooked into the community water, please test your shut off valves.
- Dumpster Update
  - We are currently getting the dumpster emptied twice a week for the whole year. This seems to be working, so we aren't going to change this.
  - Please don't put bags or garbage outside the dumpster.
    - This attracts bears.
    - The garbage company does not get out of the truck for the garbage, so they will not clear this away.
    - Jamie: please use the stick to shove the garbage into the dumpster and put your bags in the back of the dumpster.
    - Fines are assessed if they cannot get to the dumpster.
  - The dumpsters are for household garbage. Please do not use for construction items, furniture, etc. Please break down boxes.
  - As a reminder, Palmyra Township has a garbage collection on Saturdays from 9-12 and recycling containers at any time. This is located at 115 Buehler Lane, Paupack, 18451.
  - A question was asked about grading for the gravel/ground around the dumpster.
    - Jamie: I just spoke to Rich about this topic and he is going to flatten it out and wide the area so that there is more room.

## New Business

- Water Update
  - The Board of Directors has the responsibility to provide reliable and safe drinking water to the Association, the BOD has approved Farnham & Associates to solely be responsible for operation of the Sunset Point Water system.
    - Keeping things running smoothly, adding chlorine to the system, checking it, etc.
  - As a reminder, the system is old so there will be leaks and shutoffs.
  - Please check your on/off valve at the street.
  - Patty asked questions about the wording regarding leaks and how to go about fixing it. Adding clarification about minor leak vs. major leak, must start repair within 24 hours?
    - Scott: Making notification about the leak being discovered.
    - Gwen: Changing from 48 to 24 hours, if it is an insignificant leak we need to hear from you that you've contacted the contractors for dates to be done.

- If I'm going to determine that it is not my leak, I still must start the leak repair?
  - We have a leak detection company who shows where the leak is coming from.
  - Gwen commented on the steps that need to be taken when a leak is identified.
  - Homeowners have 24 hours from the moment they are notified about the leak.
  - If the leak is considered to be a major leak, the Board of Directors has the right to fix the leak.
  - The BOD uses a leak inspection company that determines where the leak is coming from and therefore who is responsible for the leak.
- Fiscal year 2026/2027 budget was approved.
- Board Elections: There are three positions up for election at this meeting:
  - Barry Skoras and Derick Blatt were elected at the Labor Day 2022 meeting and have served their three years.
    - Barry is not running for re-election.
    - Derick is running for re-election.
  - Grant Genzlinger resigned from the board in 2025. Bruno Bauer was approved by the BOD as his successor. Because Bruno was appointed, his position (Grant's) is also up for re-election.
    - Bob Smith asked why association members are not notified that there is an open spot on the board and/or why people aren't asked to fill this spot?
      - Jamie Drucker – we ask for people who want to volunteer their time at every meeting. We have a list of people that are interested in volunteering and when there is an open position in between meetings, we go to that list and the BOD appoints the new successor.
      - Conversation ensued about whether the association members should know about the open positions. Scott said they would consider making notification throughout the year.
    - Beth Hoffmann is putting her name onto the ballot for one of the open spots.
    - Bob Smith would like to be put in as a write-in on the ballot.
    - Therefore, there were four people running for three spots. Everyone voted. While Jamie counted the votes, conversation ensued about anonymous voting.
      - Fran suggested that the votes be submitted in an envelope with the address on the outside so that the BOD knows that only one vote is being submitted per address. Then the votes are removed and put into a box and counted.
      - This way the votes are anonymous.
      - Scott said they would table that conversation but most likely move to that process for elections in 2026.
      - Gwen – can the board explain how proxy voting works?
        - Scott: each unit is one unit of membership and there is no provision for absentee ballots. If you know you are not going to be at the meeting, you can appoint another member to vote in

your absence. These proxys were submitted to Jamie by the end of July. You are not telling that person who to vote for, you are trusting that person to vote for you. Therefore, you do not need to inform those absent from the meeting of write-in votes.

- Leaf Removal From Ditches
  - As we are now entering the fall season, please be considerate to remove leaves and gunk from the ditches.
- Website will be updated and finished in the coming months.
  - There will be a list of contractors in the area for all members to use.
  - There will also be a private section for association members that will only be able to be accessed by password.
- Voting
  - Elections – after the votes were counted, the following people were elected to the board for the new three-year term:
    - Derick Blatt
    - Bob Smith
    - Bruno Bauer
  - There will be a reorganization meeting to determine who will fill what positions.
  - By-Law Revisions Voting: both revisions passed by majority required for By-Law changes.
    - Overall By\_law Revision – PASSED
    - Inclusion of Short-Term Rental Policy into By-Laws – PASSED

**Adjournment / Motion /Seconded / Adjournment Time – 12:00**

**Motion to adjourn – Scott Taylor**

**Seconded – unanimous**