

Sunset Point Association
Memorial Day Association Meeting Notes
May 24, 2025
Email: sunsetpointassoc@gmail.com

Start of Meeting Procedures:

- Meeting called to order by Barry Skoras, President at 10:09am
- Association members present exceeds Quorum requirements (≥ 21 households 1/3 residence in good standing)
 - 24 households present
- Board Member Introductions –
 - Barry Skoras, President Scott Taylor – Vice President Don Hortman – Treasurer
 - Jamie Drucker, Secretary Bruno Bauer - Governance Gwen Pompey - Water
 - Jim Stoy – Roads Derick Blatt – Maintenance
 - Tim Dore – Maintenance (absent)

Minutes

- Previous September meeting minutes were emailed to all Association members
 - Motion to accept Fall 2024 Meetings minutes as presented – Nancy Schmidtman
 - Seconded by Rich Sloan
 - All in favor – passed unanimously
 -

Directors' / Committee Reports

• **President's Report**

- 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.
- 2 Houses in community currently for sale
 - 410 Sunset Forest Drive (current owner Y Brothers)
 - 417 Sunset Forest Drive (current owner Galland)
- No new Association Members at this meeting
- Lake Wallenpaupack Community Leader summit – info sharing group
- Lakefront Owner's Workshop at Environmental Center
 - Please review Shoreline Use Policy if you are a lakefront owner
 - High Water Mark (lake level, currently @ 1,187) vs Project Line (what the homeowner actually owns).
 - Lake office determines what can be done on the property they own (up to the project line).
 - You can ask the lake office before purchasing a lake front house for a report of any issues at the house.
 - Docks must have yellow permit at the end of the dock.
- Five Year Drawdown at the lake is 2026
- Discussion about grant application for roadwork – next attempt is in 2026 with the Lake Wallenpaupack Water Management District / Nick Spinelli.
 - Barry Skoras and Michael Drucker attended the grant process for roadwork maintenance in 2024

Vice President's Report

- Picnic will be 1st Saturday in August (the 2nd)
- Social planning for summer evenings – contact Scott with ideas

Treasurer's Report

- Presentation of the Treasurers reports and costs to date (see attached).
 - Fiscal year – April 15th – April 14th. Year just started.
 - Expenses: legal fees, stamps, dock expenses, donations, auditing of books, mowing, leaf cleanup, picnic, road cleaning, etc.
 - Transfer of \$4,000 from checking to savings
 - Trash - \$320/month
 - Question by Fran Serrano about cost of tree removal and who the community used (Nick Masters).
 - Question by Nancy Schmidtman re: amount in checking and why don't we transfer more into savings or CDs.
 - Discussion of ease of moving money business vs personal accounts; higher rates on e-banks – which do not take into account the need for two signatures, etc.
 - Money did not go into savings last year due to unexpected expenses for replacement of well pump, leak detection. Last August we moved to have an external firm do water testing (\$880/month).
 - Beneficial to hold onto our own water testing / taking Farnham on takes responsibility off the community.
 - Checking balance as of April 30 - \$16389
 - Saving balance as of April 30 - \$8,338
 - This year's budget will move \$2,500 back to savings to rebuild it up

Secretary's Report

- Updates to contact information
- All communications come from sunsetpointassoc.com
- Reports to be sent out by email as much as possible to keep costs down
- Donations – covered in treasurer's report
- Get well, condolences, etc. – none at this time

Standing Committees Report

- Picnic – 1st Saturday in August (2nd)
 - Please contact Scott or sunsetpointassoc@gmail.com to help out
- Water Company - Gwen
 - Additional oversight – Farnham Associates is the certified operator
 - Water testing 3x/week – any issues from DEP would go directly to Farnham Associates rather than the community being responsible for issues
 - Minor leak at Kathy Glendon's hand pump which has been fixed.
- Road Maintenance to date / Speed bumps / ditches – Jim Stoy
 - 2 large potholes at entrances – Jim is going to try to fill in / fix ourselves. We may try to fill with concrete to repair
 - Association members are responsible for their own ditches in front and back of their houses
 - If you cannot keep your area clean, please hire someone
 - Do not put in grates – they get blocked and overflow water to the road
 - Bob Smith - Meyer house – “ditch too deep” where driveway meets road. Request someone to look at it.
 - Gwen responded that ditch is no deeper than anywhere else, driveway is very steep – drain is needed there. Bob stated that they are willing to pay to have a storm drain pipe put there which would alleviate the issue.
 - Bob Smith – stated that road near steps at Dock Lock 2 entrance has narrowed over the years and is there a long term plan? Who is responsible for restoring the road if we lose the bank?
 - Community is responsible for road.
 - Jim to take a look at it – What do we need to do to widen the road / long term planning
 - Charlie stating cost will be very high to rebuild road there.
 - Rich Sloan requesting that a speed bump be added outside his house – the closest one is 150 feet away. People speed by.
 - Michael Drucker and Barry Skoras attended a workshop discussing the grant process and options for road maintenance.
- Dock Lots Report to date:
 - 2 Buoys at dock lot 1 and at dock lot 2 – all taken at this time. Wait list?
- Association Maintenance Report to date – Tim / Derick
 - Nancy S. – can all fallen trees at Dock Lot 1 be removed. A log of poison ivy over there.
 - Derick to look at it

Old Business

- By Law changes: BOD present revised By Laws for vote. 3 major changes:
 - Remove some of the Rules and Regulations and incorporate into a new document and make under Board control
 - Increased treasurer's authorization to sign a check from \$1000 to \$1500
 - Changes in the water company section – to allow board to make decisions for emergency situations.
 - Additional changes:
 - some administrative changes for meeting location and allowance for zoom meetings.
 - Change of how the books are audited.
- Lively discussion of Pros/Cons of the Rules and Regulations removal to a new document

- Question – Rules and Regulations moved out of the By-Laws mean that those changes do not require 2/3 vote of the association. Board majority only
- Concern with that idea
- Beth Hoffman brought up many points including that although the community trusts the current board, future board members may not have the same interests and could choose to add rules (Article 16).
 - Concern that once we vote on it these changes will be permanently removed from the by laws. What is amended, altered, added or removed – association is losing the right will be done unilaterally by future boards. We are losing the right to have a say in changes made to the community.
 - Make the By Law change vote more often if necessary at a Labor Day meeting. We usually have a quorum at the meeting.
 - Board does not currently need community approval to make most operational decisions.
 - Amendment changes can be voted upon at our meeting.
- Gwen rebuttal:
 - Garbage - By Laws state that garbage is picked up at houses, no dumpster. Currently, against By Laws. If left in By Laws and we want to change to 3x a week – now have to call a special meeting.
- Don – in past 18 years, this is only the second By Law change that has been done. We are not doing anything under the table, not saying we all have to same color houses.
- Issue for members is the restrictions that future boards could make (house color, house renovations, could stop boats in driveway, etc).
- Discussion that we, as a community, vote in the board.
- Fran – had no issue before discussion, but now does.
- Issue – Boards can change the Rules and Regulations without approval – concern that future boards may behave differently.
- Michael – even those things that are currently in the By Laws – we don't enforce many rules – dumpster, leash, etc.
- Scott – can we make the process easier to vote on a By Law change.
- Barry – if you are concerned about future boards – run for the board.
- Beth – Other than the R&R's being pulled out, I would vote for all of it. The By Laws have that the Board always has the right to decide on an Emergency. That is what we trust the board to do – that is the job of the board.
- Discussion of an amendment change could be a simple vote at a meeting – proposal still 30 days in advance. Does not have to be major changes every 5+ years.
- Number of proxys reviewed – Barry has one, Jamie sent 5 - proxy = designation to vote on someone's behalf.
- Barry presented the by law changes and was asking for a motion to approve the By Law changes as presented.
 - At this point of the meeting we probably don't have enough members in the room (21 households) to take a vote.
 - Do we have a motion to accept the By Law changes as presented.
 - NO MOTION made therefore no vote
- Do we have a motion to leave the Rules and Regulations in, tweak the couple we were going to tweak and present the package at the Labor Day meeting.

- **Motion by Beth – The Rules and Regulations be retained in the By-Laws and in Article 16 the paragraph giving all amendment rights to the board and be represented prior to the Labor Day meeting.**
 - Seconded by Bob
 - All in favor - all
- Insurance update – renews on August 16th
 - For a community – if you have a License Agreement with Brookfield, we need to send a copy of our policy to Brookfield and have a Brookfield listed as an additional insured. We do have them listed and Barry will send copy to Brookfield.
- Water update: REMINDER – Private wells should be tested; Test your shutoff valve
- Community boat dock / Dock Lot #3 – washout has been repaired, pipe has been sealed
 - Board to buy a picnic table there to watch the sunset.
 - Cones will be removed in a few days – waiting for the ground to settle
- Dumpster update – Pickup twice per week year round
- Gypsy Moth spraying – not this year
- Short Term Rentals – Review Background / Policy
- Website update – in process. Fran is doing a wonderful job and we will have a members only section for By Laws, budget, meeting minutes

New Business

- Fiscal year 2026/2027 budget to be proposed and voted on at the Labor Day association meeting
- Board elections – There are three positions up for election during the 2025 Labor Day association meeting. – Barry Skoras and Derick Blatt were elected at the 2022 Labor Day meeting and will be completing the three year term. Grant Genzlinger resigned from the BOD and Bruno Bauer was approved by the BOD as his successor. Bruno Bauer is also up for election. Barry Skoras will not be running for reelection to the board. Any volunteers seeking election to the Board of Directors should let the Nominating Committee (Barry Skoras) at sunsetpointassoc@gmail.com) know by August 1, 2025. If needed, voting ballots will be prepared.
 - Must have 9 board members (Bruno and Derick willing to remain on board, so “officially” only need one at this time)
 - Fran – willing to help with items needed by the board.
- Reminder – Lake Front owners – this weekend – Brookfield has a dumpster for old dock Styrofoam, etc.
- Official Sunset Point email: sunsetpointassoc@gmail.com

Adjournment / Motion /Seconded / Adjournment Time – 12:20

Motion to adjourn – Derick Blatt

Seconded – Rich Hoffman