



## Sunrise Shores Community Meeting

September 12, 2021

3:00 PM – Community Center

### Minutes:

#### **Opening / Introduction**

We don't have a lot to communicate today, so this should be a short update on this year's activity to date.

In general, we are about the same as last year with a couple of exceptions.

#### **1. Board Vacancy**

This year has been particularly stressful on the Board having one member pass away and another suffer multiple family losses due to Covid.

The net result is that we again have need for volunteers to serve on the board.

Please contact the office if you are interested.

#### **2. Road Status**

##### **a. Contracted Efforts**

We contracted with L&L asphalt 5/25/2021 to do two sections of Sunrise Drive which needed significant repair work.

We had hoped that these sections would have been finished long ago, however, the rain and prior L&L contracts have delayed the work.

We expect the work to start within a couple of weeks as the backlog has hopefully cleared.

##### **b. Volunteer Pothole Efforts**

The spring rains continued well into the year which delayed our normal spring pothole repair work into the heat of the summer.

It then became too hot for our volunteers to work the roads and we have yet to accomplish the needed pothole repairs.

We hope to get back on track with a pothole repair effort within the next month.

To that end we need two volunteers to distribute the asphalt from the trailer into the potholes using shovels. Also, we need another volunteer to drive the truck pulling the trailer.

Please contact the office for more information and to volunteer.

### 3. Tax Increases

This year the Henderson County Appraisal District re-evaluated our properties.

The net result was a 140% increase in property evaluation.

Park near Community Center from:	\$14,720 to	\$73,590
Community Center from:	\$29,810 to	\$90,740
Boat Ramp from:	\$15,860 to	\$73,460

**A total increase in evaluation of: \$177,400**

Our tax burden for 2020 was \$1,233.36 and for 2021 it will jump to \$4,693.26.

**That amounts to an increase of \$3,459.90 or 281%.**

### 4. Trunk-Or-Treat Time Is Coming

Volunteers needed to make this year as successful as last.

See office for details.

### 5. Open Board Meeting

We will have an open board meeting on Tuesday September 21<sup>st</sup> during normal office hours.

The intent is to update documents required by Senate Bill 1588 changes to 209.

### 6. Questions / Discussion

#### Crime Watch

Crime Watch membership is down from ~40 members to 8 or 9. More members are desperately needed. Please consider volunteering.

#### Other discussion

- a. It was asked who is carrying the loan for the community center and answered that Betty Hoggard still has the loan. Then it was asked if there was an early payoff penalty and the answer was no. Then it was suggested that we payoff the loan early to extinguish the loan and thus have more money for road repair. We responded that we only have another three years or so to complete the loan payment and that spending money to pay off the loan could jeopardize any potential reserve in the event of a significant road failure.
- b. It was then suggested that we sell properties including the community center in order to fund road repairs. Interestingly the same discussion contained the observation that we likely could not sell the property.
- c. It was noted that we need to consider repairs to the South boat ramp pier.
- d. It was discussed that we as a POA are not communicating properly. There seemed to be a lot of discussion on what should be done; however, we did not detect any specific communications other than 'the community doesn't know what you are doing' nor were there volunteers to execute the communications. It was suggested that the "Dirt don't Hurt" newsletter was an example of success in this area.

- e. There was discussion about the increase of POA dues. The last increase occurred when Jimmy Harris was on the Board. The Board, at that time, was able to increase the dues because they used the proxies of property owners who did not or would not vote. The Board then voted for these property owners in order to get the votes they needed for the increase. Jimmy Harris stated this was true.
- f. It was suggested that the pending road repair on Sunrise by L&L Asphalt would not stand up for any considerable length of time since the drainage in that area is not sufficient. It was suggested that the only way to improve that area was to install a new ditch under the road to carry the water to the lake. It was not clear how many property owners would be affected by such a new ditch.
- g. It was then suggested that we needed to do more communication with regard to road repair and to solicit more funds to implement the repairs. It seemed that some felt that the pothole repair that has been done to date was insufficient and not done properly.

It was also discussed that we should consider advertising for road repairs in specific areas to be funded by the owners in that particular area.

In order to address this last issue, we are proposing a community program which would seek pledges from individuals to be used to improve the road in area they deem needing repair. Once enough money is reached to pay for the repair, we would then collect the funds and contract for the repair. This approach would put the owners living along a specific portion of road in charge of their selected road structure.

We are asking for Dallas Coonrod and Jimmy Harris to lead the activity to coordinate.

A second approach to road repairs is that the Board will pay for asphalt and delivery should any owner or group of owners wish to work on the roads.

- h. I stated that we have an open board meeting on September 21 and we will have to reschedule due to prior commitments.
- i. There was discussion of Crime Watch informing the local Sheriff of potential drug dealers in our community. The response was that the Sheriff has been contacted many times and any observation of drug trafficking should be communicated to the Sheriff as soon as possible by anyone detecting such an act.
- j. Following the meeting several people who are new to the neighborhood volunteered to help with several of the functions including Board membership, road repairs, and community center rentals. Thanks to all.