

Summer Oaks Condo Association
Annual Meeting

Saturday, October 7, 2017

9:00 am

Ruth Culver's Library – Community Room
Prairie Du Sac

Property manager Andi Simmons announced that there were 33 units in attendance, 13 units by proxy for a total of 46 units for a quorum. Simmons verified she sent the meeting notice via mail and email on September 6, 2017. The minutes were mailed to the unit owners, motion to dispense with the reading of minutes and approve the previous annual meeting minutes by Ertel, Unit 5; second by Hoff, Unit 73. Motion passed.

Under Report of Officers, President Brian Schaible was not in attendance but reported the association is working on new pet rules after an incident last summer. Vice President Tom Pepper was not in attendance. He has an offer on his condo and will be selling before the end of the year. Treasurer/Secretary Tim McCumber provided a copy of the Association's 2017 budget through the end of August. Motion to approve by Sloan, Unit 77, second by Ertel, Unit 5.

Property manager Simmons thanked the board and the community for their work and cooperation over the past year reminding unit owners that Board positions are volunteer positions and her and Jeff Simmons are really appreciative of the work that our Board does on behalf of the Association. She welcomed new owners Paul & David Miller who purchased the World Wide Vacation Club units. Also the Bensons, Baldus, and the Langowski's who will be closing in December. She reminded everyone to refer to the SOCA website as there is much useful information available on it. If you don't find something on there that you need, please feel free to email or call them. The Association began using Home Wise Docs: The Association transitioned to this service in 2017 and it has worked very well. Reports are provided in a very timely and accurate fashion and this has become a revenue source for the Association, producing \$505.00 in additional revenue YTD. This service provides reliable, 24/7 access to all governing documents and critical documents like the Executive Summary, Meeting Minutes, Financials, Budgets and more to lenders, closing agents, real estate agents and homeowner's. She thanked everyone for for paying monthly fees in a timely fashion. To better facilitate the collection of fees in 2018 and make the process more efficient, the Association is suggesting a change to ACH beginning January 1, 2018. The cost to the Association for the service is \$20/month or \$240/year and is easily off-set by the revenue generated by Home Wise Docs. She thanked Josh Ertel for another great pool season! This season he was assisted again by Kelly McGuinness. There were fewer reported violations this year. When the pool is closed, please understand it is closed for a reason and will reopen as soon as the conditions for the closure are overcome. There were some mechanical, weather and chemical issues this year. Josh works hard to keep the pool in good working order and the board works hard to keep it in good repair. A reminder to observe the Recycling dumpsters vs. regular dumpsters. If you see non-residents dumping, confront and call police and get license numbers—we now have NO Trespassing signs posted at the dumpsters. Extra cost to Association—reminder to pull permits if remodeling. Also a reminder to be mindful of what to do, or not to do, when flushing. She can provide a copy of the "Septic System Dos and Don'ts" for those who need a copy. Don't forget to set your unit to a minimum heat temperature setting for the winter and open cabinet doors under sinks in bathrooms and kitchens to prevent freezing pipes. She did say that if an owner will be away for an extended period and would like them to check your unit, the offer this service to owners for small fee. She provided a general

reminder of the condo rules and regulations, specifically addressing dumping of charcoal on lawn areas; Trespassing on restaurant property; Boardwalk railings—not meant for hanging boat covers or misc. items; Boat trailer parking; Pet Waste; decks—what is allowed and what is not; do not affix anything to the building exterior; and grill rules. Lock Changes-provide key copy to manager/association—reminder to give us your updated key or code if you make a change and don't forget to provide them with change of Address/phone/e-mail. They strongly encourage using email. Also, boat trailers must be labeled with owner name and unit number.

Under reports of Committees, Russ Krella gave a buildings and grounds report. General notes from the discussion: had to do a basement repair in #5; Walkway in front of #9 is almost done, the poison ivy slowed the project down; electric is not done because of the walkway not being complete; lighting broke a breaker; Deano injured his hand; Shawn had a lot of grass to cut because of the additional rain and trimming. Rufener asked to have trees treated for oak blight by unit 7-8. The walkway behind building 1 is next on the project list and will require a retaining wall. It's estimated the project will run almost \$40,000. If we just do a retaining wall and run a sidewalk, the retaining wall along will be about \$54,000. He is also looking at doing it in aluminum. Russ will call about the lights being out behind building 1. Bob Siil recommended a civil engineer. We still have to look at residing Unit 57 for \$13,000 and Josh is looking for another bid. Building 3 roof repairs along the chimneys for about \$2,000; the doors at buildings 5 & 6 are rusted out for about \$5,300. Painting for buildings 8 & 9.

There was no unfinished business. Under New Business the Election of Board of Directors had two seats open. McCumber and Schaible were reelected to the board. The vote was McCumber 42; Schaible 31; and Bev Stearns 15.

McCumber presented the 2018 budget. Motion to approve by Hoff, Unit 73. Second by Gehloff, unit 70. Motion passed.

Under Such Other Business as may be brought before the Members there was a lengthy conversation about the Hillcrest restaurant and a recent town zoning commission meeting. There was a general consensus to have Jerry Hoff contact owner Gene Harbort based on a claim Jerry Harbort would sell the restaurant to the association for what cost they have in the property. If a sale price is attainable, we will consider a special meeting in January to consider purchasing the property along with a possible assessment to include various property needs.

Motion to adjourn by Costello, Unit 32; second by Ertel, Unit 57. Motion passed.