

Summer Oaks Condo Association
Annual Meeting

Saturday, October 6, 2018

9:00 am

Ruth Culver's Library – Community Room
Prairie Du Sac

President Tracey Gannon called the meeting to order and asked new owners and the board to introduce themselves while Andi Simmons tallied the units.

Secretary Tim McCumber did that there were 58 units in attendance, 12 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 15, 2017 via email and 17th by mail. The minutes were mailed to the unit owners, motion to dispense with the reading of minutes and approve the previous annual meeting minutes by Hoff, Unit 73; second by Sloan, Unit 77. Motion passed unanimously.

Under Report of Officers, President Gannon announced the Brian Schaible was not able to perform his duties and his board seat is vacant. Tracy announced there were rules changes and copies would be distributed to all of the owners. There is no Vice President's report. No secretary report as minutes were distributed by mail. McCumber gave the treasurer's report. Motion to approve the financials by Miller, second by Celner. Hoff spoke to the fact that the board has worked very hard to keep the maintenance fees down and lobbied for the need to increase the fees noting the number of capital projects that have been put off. Donna Siils said she would rather deal with the capital work through special assessments. Kathy Gehloff would like to pay more for fees. Josh Ertel said that a local realtor said the maintenance fees make it difficult when it comes to selling properties. Russ Krella said we're going to talk about this later in the meeting. It was explained that the declaration controls how the maintenance fees and special assessments are evenly split, not based on unit size. Motion to approve passed unanimously.

Property manager Simmons thanked the board and the Association 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. There is a lot of information on the condo's website. She recognized Josh Ertel for his work on the pool. She reported that broken glass closed the pool for a few days, so it is important we police each other. She also noted that driving on the lawn is against the rules and the septic systems can be damaged from driving over them. She also discussed the rules for garbage collection. She also reminded people about keeping their unit temperature to above freezing for the winter.

Under reports of Committees, Russ Krella gave the buildings and grounds report along with Geary Foltman and handed out a project list of 25 projects the board is tracking and planning for the Association. The list is prioritized by need and some of the projects we can do during spring cleanup. Pat Gannon talked about the need to have more volunteers to help with some of these projects that could lower a lot of the work.

There was no unfinished business. The restaurant is still vacant and the current owner is trying to sell it as a residential property.

Under New Business the Election of Board of Directors had three Class C seats open and a vacancy for a Class B seat. Krella nominated Silas Zurn for a Class B seat, Barb Ertel # 5 seconded. There was a nomination for Robby Anderson for a B Seat, second by Bev Erickson #74. Krella #81 nominated Jeff Jump for a Class C. Krella #80 seconded Jump. McCumber #1 nominated the incumbents. Ertel 2nd. All accepted

The following were elected to the Class C seats: Foltman, 58 votes; Celner 42 votes; Zurn, 46 votes. Jump was elected to the Class B seat with 33 votes.

Under new business, Tracy would like volunteers to review the bylaws, Hoff and Braun. #71, and Melissa El Menaouar, #53 volunteered.

McCumber presented the 2019 budget. Motion to approve by #4. Second by #75. Motion passed.

The Association then discussed prioritizing some of the work on the work list and determining which projects could be done with a special assessment. Robert Gordon moved to have a \$4,500 special assessment for the Building 1 walkway, Unit 57 siding and Buildings 8 & 9 siding second by Anderson. Motion passed with three units voting no. McCumber abstained the vote of his proxies. It was determined half would be due by December 1; the balance by April 30th.

Other business – Bob Siil suggested a camera for the pool to cut down on some of the issues we have had. Paul Krella strongly opposed it. Anderson also opposed the idea. Melissa from unit 53 said there is a power cord along the piers behind building 1 and it should be removed because of the hazard.

Motion to adjourn by Hoff; second by Erickson 57. Motion passed.