

Summer Oaks Condominium Association

Annual Meeting

Saturday, October 5, 2013

9:00 a.m.

Dockside Restaurant

- A. **ROLL CALL**- Andi Simmons
- B. **PROOF OF NOTICE**- Andi Simmons-Notice of the meeting was sent by e-mail and by hard copy to some members thirty days in advance of the meeting.
- C. **PROOF OF QUORUM**- Forty-eight units were represented by attendance or by proxy. This number constitutes a quorum.
- D. **READING OF MINUTES**- Minutes of the last annual meeting minutes were read by Andi Simmons. President Jamie Sloan asked for a motion to approve the minutes of the last annual meeting. The motion was made by unit five and was seconded by unit one. Motion carried.
- E. **REPORT OF OFFICERS**
 - 1. **President, James Sloan**- Jamie welcomed and thanked everyone for attending the meeting. He stated the main goals of the Association as: 1. Keep the association dues reasonable while trying to avoid special assessments. 2. Put money back into the property rather than into legal fees. 3. Attempt to maintain or increase Association reserves. Jamie asked owners to let him or Andi know if they have traded pier spaces with anyone else so that an exact map of pier spaces may be created for Deano Docks. This concluded the President's report.
 - 2. **Vice President, Tim McCumber**- Tim started by giving a recap of the Badger Water Project. The project may potentially be dead since the Army must petition and get approval from 51% of the land owners. They have not yet done this. The town of Merrimac is in the process of reassessing property values. Generally, property values are about 15% less than last assessment. With everything considered, taxes should be about the same as they have been in the past. Some may see a slight increase of maybe 3-4%. Values have dropped mostly on vacant land.
 - 3. **Secretary, Bev Stearns**-The secretary noted that previous meeting minutes are available on the Association website: www.socawisconsin.com.

4. Treasurer, Thane Neumann- Thane noted that our projection of money in reserves for 2013 has been pretty much on target. There have been no unusual expenses outside of what was anticipated for this year. More detailed information will come later in the meeting when we discuss the projected budget for next year.

F. REPORT OF THE PROPERTY MANAGER- Andi Simmons thanked property owners for prompt payment of dues and reported that there are currently no delinquencies. She then asked that SOCA members be aware of the following:

1. Heat in units should be set to a temperature of around 55 degrees during the winter months if they are unoccupied. It is also a good idea to turn the water off to prevent flooding in the case of burst pipes.
2. The property managers typically visit the property once a week during the winter months and can check on individual units at the owner's request.
3. Josh Ertl has done a great job of taking care of the pool. SOCA has a pool operator, but no pool monitor, so enforcing pool rules should be a collective effort.
4. Trash dumpsters are for disposal of "regular" weekly trash, not for electronics, appliances, etc. Andi can arrange with Tim's Trucking for disposal of other items at an additional charge if owners call and request this. A list of the prices for disposal of those items will be posted on the website.
5. Andi read through a list of septic system do's and don'ts. This will also be posted on the website.
6. Boat trailers should be labeled with owner's name and unit number when they are to be left in the parking lots for several days. This will help in cases where the trailers may have to be moved for some reason. Andi also made reference to the bylaws regarding how long boat trailers may be parked, noting that some people have disregarded these rules.
7. Decks should not be used for storage of "non-patio-type" items. Our goal is to maintain a neat and tidy appearance of all decks on all buildings.
8. If owners are renting their units to others, please provide Andi with the names and contact information for the renters. A copy of the lease should also be provided to the property managers. Lease agreements must include an addendum which consists of the condo rules and regulations.
9. Grills can be stored on decks, but may not be used on them. State law requires that grills be a minimum of ten feet from the building while in use.
10. Andi made available an updated list of unit owners and their contact information.

G. REPORT OF COMMITTEES- Buildings and Grounds- Russ Krella

The list of project and repairs that were done this year are as follows:

1. Gutters and siding installed on building one
2. Repair of drainage issue on north side of building one
3. Sidewalk and repair of drainage issues on building three
4. Leaks in pool pipes repaired/ replaced
5. Painting of stairs, deck edging, and air conditioner boxes on building one
6. Painting of newly installed stairs on building nine.

The list of projects slated for 2014 include:

1. New roofs on buildings eight and nine
2. Lakeside decks on buildings eight and nine to be painted
3. Acid wash pool and re-grout pool tile
4. Walkways and deck steps in buildings eight and nine need repair and/or replacement in many areas due to rotted screws.
5. Area in front of buildings eight and nine will be a priority for our spring work day.

Future projects for consideration include:

1. Walkway in back of building one will need to be replaced
2. Shoreline walkway behind buildings eight and nine will need repair
3. Entire shoreline will need to be wrapped in the near future and will probably be a major expense. Erosion is an ongoing problem and has become a serious issue which must be addressed. This may require a special assessment.

Russ asked that owners contact him by phone or by email with individual concerns when they arise. He also asked owners to try to see their properties through the eyes of their neighbors and address any areas of neglect or concern. Russ reminded dog owners to clean up after their pets, as this is an ongoing problem for the lawn maintenance crew.

H. UNFINISHED BUSINESS- None

I. NEW BUSINESS-

1. Discussion took place as to the merits of raising association fees versus asking for special assessments in order to fund future projects.
2. Election of Board of Directors-There were two open seats. After nominations were taken, a motion was made by unit five to re-elect Bev Stearns and Tim McCumber. A second to the motion was made by unit 57. Motion passed.

J. APPROVAL OF BUDGET- Copies of the proposed budget were distributed prior to the meeting. Treasurer Thane Neumann briefly went over some of the projected expenses, concluding that SOCA should have approx. \$50,000 in the reserve fund at the end of

2014. A motion was made by unit 11 to accept the proposed budget and it was seconded by unit 77. There was no further discussion. The motion passed.

K. OTHER BUSINESS- Barb Ertl asked if there was any interest in continuing to sponsor a section of the Adopt-a-Highway program. Since no one volunteered to coordinate the program, SOCA will no longer participate.

L. ADJOURNMENT- A motion was made by unit 76 to adjourn with a second by unit 12. The meeting was adjourned at 10:49 a.m.