

Summer Oaks Condominium Association

Annual Meeting

Saturday, October 4, 2014

9:00 a.m.

Pokey's Smoke on the Water Restaurant

The meeting was called to order at 9:19 a.m. by President Jamie Sloan.

- A. **ROLL CALL**-All unit owners signed in upon entering. This dispensed with the need for a roll call.
- B. **PROOF OF NOTICE**-Property Manager Andi Simmons confirmed that notice of the annual meeting was sent out via e-mail or in hard copy format to every condo unit owner in advance of the meeting.
- C. **PROOF OF QUORUM**-Fifty-two units were represented at the annual meeting by attendance or by proxy, which constitutes a quorum.
- D. **READING OF MINUTES**-Minutes from last year's annual meeting were sent out with the meeting notice and given out when owners signed in. Jamie asked for a motion to dispense with reading of the minutes and to accept the minutes as written. The motion was made by unit #1 and was seconded by unit #3. The motion passed.
- E. **REPORTS OF OFFICERS**
 1. *President, Jamie Sloan*-No report
 2. *Vice President, Tim McCumber*
 - A. Tim asked for a motion to accept the financial report that was given out at the start of the meeting. Motion was made by unit #58 to accept the financial report. The second to the motion was by unit 76 and the report was accepted. Tim stated that the budget for 2014 was mostly on track except for a few areas due to some unexpected repairs that were needed. It is expected that the monies used in those areas will be replaced in next year's budget.
 - B. After an audit of pier spaces was conducted by Tim and Russ, it was determined that many unit owners are not paying the correct amount for installation and removal of their piers and boat lifts. As a result, SOCA has been left to make up the difference as billed by Deano Docks. Tim explained the new process and form that will be used from now on to eliminate this problem. Also, all unit numbers must be clearly visible on each piece that is to be installed and removed.
 3. *Secretary, Bev Stearns*-No report. Bev reminded everyone about the SOCA website where they can find previous meeting minutes, etc. The site is www.socawisconsin.com.
 4. *Treasurer, Thane Neuman*- Thane was not in attendance. No report was given.
- F. **PROPERTY MANAGER'S REPORT-Andi Simmons**
 1. Andi asked that checks written for monthly dues be sent on time and with the unit number clearly written on the check.
 2. There were, overall, fewer property complaints this year and better adherence to rules. The one area in which there continues to be a problem is with illegal dumping of trash into our dumpsters by non-SOCA members. Unfortunately, there is not much that can be done to stop this. Andi reminded us to watch for and report anyone who appears to be using our dumpsters illegally and to look for license plate numbers if possible.
 3. The pool is in good shape and no major issues were reported this year. We are glad to have Josh Ertl back as our pool operator for another year.
 4. As the winter months are approaching, please keep unit thermostats set no lower than 55 degrees and open sink base doors and bathroom vanity doors to prevent freezing of pipes. Remember to turn off the water and the water heater every time you leave.
 5. Please report any changes in your contact info to Andi as soon as possible.

G. BUILDINGS AND GROUNDS COMMITTEE REPORT-Russ Krella

1. *Completed Projects*-Some of the jobs completed this year were: cleaning of the well holding tanks as required by the state, re-roofing of buildings eight and nine, repairs to building eight due to moisture damage, repair and replacement of stairs and walkways, repairs to the pool edge, and sealing of the tennis courts.
2. *Future Projects*- Continue with replacement of stairs and railings as needed, sealing and striping of the parking lots, replacement of lights in parking lots with a more energy efficient option, replacement of SOCA pier sections behind building one, replacing of plastic edging on pool, replacement of boardwalk behind building one with retaining wall and new walkway (a large-scale project, approx. 45K), upgrades to the current pool house, new sidewalks for building three.
3. *Shoreline*-We are moving ahead on the shoreline project with Craig Meister as the contractor. He has put the notice in the newspaper to let the surrounding community know of our intention. There is a required wait period of 30 days after the notice is posted. Russ went into a brief explanation of the project.
4. *Gutter Issues*-Building three was the first to be remodeled. There have been some problems with the position of the gutters and the way the rain empties into them. This problem was alleviated with the building one remodel by leveling the gutters and putting in gutter toppers. It would cost \$4900.00 to remove and realign the gutters. This repair is not currently in the budget. We are seeking other less expensive alternatives to solve the problem.
5. *Septic Field*- Since we have started adding "good bacteria" to the septic field on a regular basis we have had no issues with the septic field. We will continue with this practice.
6. *Insurance*- Our current policy will expire this summer. We are seeking bids, but there are no other agencies who want to insure us. SOCA is a unique property because of the lake and pool and ratio of full-time to part-time residents. Russ is seeking any and all competitive bids.
7. *Buildings 8 & 9 Lakeside Decks*- These have been on the schedule for repainting for a few years. It has not been done yet because we cannot find a painter who is willing to bid it. There are problems with the elevation and the fact that some units have put in screens and/or glass. It may be more economical to consider replacing the rails and balusters with a no maintenance composite product rather than painting. We will look into our options in the coming year.
8. *Landscape Contractor*-We are continuing to contract with our current landscaper Shaun in the coming year. He gives us the best price and does a great job. Please direct questions on landscaping issues to Russ or the property manager rather than to Shaun directly.
9. *Lakeshore Vegetation*- Bob Siil from unit 7 asked about the plans for controlling overgrowth of non-native species along the shoreline, specifically buckthorn. Some discussion took place as to the best way to handle this.

H. NEW BUSINESS

- I. Randy from unit 12 asked about the possibility of offering a discount for full payment of fees in advance. This would probably not work in our association due to the large number of projects we handle and the budget needed to finance them. We need every dollar we are currently receiving.

J. ELECTION OF OFFICERS

There are two open seats on the board. Russ Krella and Brian Schaible have agreed to run for the open seats. A motion was made by unit five to accept Russ and Brian for the open positions. A second was made by President Jamie Sloan and the motion carried.

K. APPROVAL OF BUDGET-

A motion was made by unit #73 to approve the budget. A second was made by unit #76 and the motion passed.

ADJOURNMENT-A motion to adjourn was made by Tom Pepper. The second was made by Jamie Sloan. The meeting adjourned at 10:30a.m.