

SUMMER OAKS CONDO ASSOCIATION

Board of Directors Meeting

April 26, 2015

- I. **Call to Order-** The meeting was called to order by Vice President Tim McCumber at 9:10 a.m. Other members in attendance were Russ Krella, Tom Pepper, Geary Foltman, Bev Stearns, and property managers Jeff and Andi Simmons.

- II. **Secretary's Report-Bev Stearns**
 - A. Review and Approval of October Meeting Minutes-Minutes from the January meeting were distributed prior to this meeting for review by members. Tim McCumber made a motion to correct the wording of the motion he had made at the previous meeting regarding replacement of the stairs behind buildings 8 & 9. He believed that the actual motion he made was to include both the stairs and the walkways. After discussion, Tim retracted his motion to correct the minutes and asked for a motion to accept the minutes as presented. Russ Krella so motioned with a second by Tom Pepper. Motion carried.
 - B. Action items- None at this time.

- III. **President's Report- Jamie Sloan**

Jamie was not in attendance at this meeting. Andi read his report and comments. *Please see attached report for specifics.* Several board members took exception to Jamie's comments. Tim entered a motion of "no confidence" in President Jamie Sloan. There was no second. The motion failed.

- IV. **Vice President's Report-Tom Pepper-none.**

- V. **Treasurer's Report- Tim McCumber**
 - A. Financials-Total cash on hand as of this meeting was \$90,103.00. This is partly due to the special assessment fees which have been collected to date. Capital reserves at the end of the year should be \$38,000-\$40,000. Most of our expenses have been running very near budgeted amounts so far this year. A motion to approve the financial report was made by Tom Pepper and the second was made by Geary Foltman. The motion carried.
 - B. Water Project-The Merrimac water project is still a long way from becoming a reality. Certified letters were sent out by the township at the army's expense informing residents of the hearings to take place.
 - C. Insurance-Quotes have come in with an increase in the premiums of more than \$3000.00. Andi noted that changing the deductible amount from \$2500.00 to \$5000.00 would only raise the premium cost by \$600.00. A motion was made by Tom to take the \$5000.00 deductible for now, and to check into the cost for a \$10,000.00 deductible. If the savings are significant enough we might vote to take the 10K deductible. The second was by Tim. The motion carried.
 - D. DNR Update- We have received our permits for the stairs and walkways. The file on the north shoreline work has now been closed with the addition of black dirt to the project area.

- VI. **Buildings and Grounds- Russ Krella-**
 - A. Shoreline Update-the shoreline project behind buildings 8 & 9 is complete. We will need to meet with Craig Meister to talk about options for the shoreline near the cove. We will most likely have to apply for a variance in order to complete this project.

- B. New Walkway- We had planned to put in a new aluminum walkway behind building eight this year. This created some issues with connecting the north stairs near the boat launch to the new walkway and would have resulted in a higher cost for the project. As a board, we had previously voted via e-mail to remove that stairway to simplify the project and reduce costs. However, due to some residents' concerns about removal of the stairway near the boat launch, it was decided to start with the walkway behind building nine instead, and leave the north stairs in place for now. After much discussion about the stairs between Russ and building eight residents Larry Main and Tom Woellert, Larry and Tom have to committed to supply their own materials and labor to maintain those stairs. Andi questioned whether or not our insurance company would allow this. The issue of whether or not to remove the stairs near the boat launch will be brought up to the entire association at our next annual meeting in October.

VII. Property Manager's Report- Andi Simmons

- A. Sale of Unit 41-Unit 41 has recently been sold to Jeanette Luther, formerly of Spring Green.
- B. Recreational Easement- Fees of \$300.00 per unit are being collected from Coves Court residents for the recreational easement and should be complete by May 1st. Back fees for the unit at 8123 Kassner Road will be collected after the sale of that unit is complete. We will discuss raising the recreational easement amount at the July meeting.
- C. Electricity Cost-The cost of electricity for the well pumphouse is around \$1100.00 per year with the thermostat set at 50 degrees. Heating costs for buildings 5 & 6 hallways run around \$250 per month in the winter. Replacing the hall thermostats in buildings 5 & 6 and the pumphouse with some that are programmable and can be locked will reduce electricity costs. Tom Pepper motioned to have this work done and Geary seconded the motion. The motion passed.
- D. Breakers- Some owners have had the 100 amp electrical breakers for their units blow out. This can potentially cause damage. Andi will contact Reidel Electric to replace the breakers in buildings 1 & 3 and will send an e-mail to owners asking them to opt in. Doing all the breakers at once will likely save money for everyone.
- E. Dryer Vents- Dryer vents were last cleaned in 2012 and are scheduled to be done again in 2014.
- F. Fireplaces- Andi has found a vendor who will clean and inspect fireplaces for a cost of \$329.00. Inspection only will cost \$189.00 and cleaning only will cost \$149.00. Andi will also get a quote from Tophat. Owners will receive a form at the annual meeting asking them to opt in or provide proof of having this done on their own.
- G. Restaurant Water Bill- Although the restaurant is closed, the water bill for the property is \$650.00 and is due in May.
- H. Pool-The pool will open May 15th. Merrimac Communications has dug the phone line and will rent the modem to us for \$25.00 a month. There is also a \$25.00 connection fee.
- I. Next Meeting: July 19, 2015 at unit 9.
- J. Adjournment: Geary motioned to dismiss the meeting with a second from Tom. Adjournment was at 10:50.