

SOCA Board of Directors Meeting

Unit #80, Summer Oaks Condo Association, Merrimac, WI
Sunday, April 7, 2013, 9:00 a.m.

I. Call to Order

Tim McCumber called to order the regular meeting of the **SOCA Board of Directors** on April 7, 2013 at 9:15 a.m.

Present: Tom Pepper, Geary Foltman, Russ Krella, Bev Stearns, Tim McCumber, Thane Neuman Andi Simmons, Jeff Simmons, Randy Stearns, Paul Krella

II. Secretary's Report-(Bev Stearns)

A. Minutes A motion was made by Tom Pepper to accept the minutes from the last board meeting as printed. The motion received a second from Russ Krella and passed.

B. Action Items-

- 1. Pool Manager's Insurance-** Andi Simmons reported that this has been taken care of.
- 2. Pier status-** File and record the permanent status of the 65 SOCA piers. Tim believed the letter of approval could be filed and attached to the master documents.
- 3. Executive Summary-** Andi reported that this has been made available on the new SOCA website which Tim McCumber recently updated to a new format. Tim is the website administrator.
- 4. Dryer Vents-** Andi reported the findings of her research regarding replacement/cleaning of older dryer vents in the brown units. There was some question of whether or not residents were required to replace the older corrugated plastic vents with newer ones made of aluminum. Andi talked to several contractors and discovered that there is no hard law or code requiring replacement, but it is often recommended for safety reasons. Residents can elect to have their vents replaced through her contact for a cost of \$95.00 plus tax. Residents must still have their vents cleaned about every four years or provide proof that they have done so on their own. Discussion took place as to how best to get all residents to replace their vents as a board-directed requirement. Tim will look into writing a rule for consideration at the August meeting.

III. President's Report- Jamie Sloan was unable to attend the meeting, but sent his report to be read by Vice President Tim McCumber.

A. Clean-up Day- Clean-up Day will take place the Saturday of Memorial Day weekend (May 25th) as it has for the last few years. Discussion took place as to projects to be done on that day and who would take care of the food and grilling duties. Andi will put out an email by May 1st asking for volunteers to work and suggestions for projects to be completed. Bev will coordinate the food, but will ask for others to help.

IV. Vice President's Report- (Tim McCumber)

- A. DNR-May 15th-**Tim has talked extensively with Mark Aquino at the DNR regarding the status of our water storage facilities as per the latest DNR testing. He agreed that it would be unwise for SOCA to make changes to our current system pending the status of the Badger water project. New state laws require us to inspect the inside of the holding tank. We are working on getting this done by the required date of May 2014. Tim has also asked Terrytown Plumbing to answer some questions about how the well and well house were constructed five years ago in anticipation of this tank inspection needing to be done. Currently there appears to be an issue with accessibility to the tap as well as with the meter. Tim went over the remaining DNR recommendations for management and conservation of the SOCA water supply.
- B. Hydrants-**The fire hydrants in the parking lot of the gray units are not used by the fire department because the fire department believed that they were dry hydrants. We may want to consider changing the color to indicate that the hydrants are not active.
- C. Badger Water Status-** the Army's municipal water project appears to be going nowhere right now. The hearing dates are being pushed back. The Army does not have a current list of SOCA property owners. Tim advised them that they will need to contact all current owners regarding the public hearings whenever they are scheduled.

V. Treasurer's Report-(Thane Neuman)

A. Financial Statement-Copies of the current financial statement were distributed. We are on track regarding projected expenses through April 1. Cash reserves as of April 5th were \$37,305. We still owe a balance of \$49,500 on building #1 to Sauk Prairie Remodeling. Andi will send a progress payment for part of the balance as work progresses.

B. There are two financial commitments outstanding from last year: Yankee Concrete is still under contract for the sidewalk work to be done near bldg. #3 and will be paid \$1675.00 at the completion. Work that was started on the tennis courts will be finished for an additional \$300.00.

VI. Building and Grounds Report-(Russ Krella)

- A. Work Day-**Russ took suggestions for projects to be completed on work day. Some areas need replanting due to the drought last year. The walkways need to be power-washed as usual and some boards will be re-nailed.
- B. Walkway Replacement** Building #1 walkway-Russ has received several bids for replacement of the walkway with concrete and building a retaining wall. The lowest bids were \$2,000 and \$18,000 respectively for the work only. No landscaping or railing was included in these bids. We could do some of this work ourselves. We will continue to consider options and costs and revisit this project at the next meeting.
- C. Entry Doors-**Casey of Sauk Prairie Remodeling has asked us to make some decisions regarding entry doors, door hardware, etc. in order for the building #1 remodel to proceed. A new door style has been selected based upon unit owners' input and options available. It is a Masonite brand Oakcraft fiberglass door with many customizable options. Owners may select the door with or without a glass lite at the top. The same door style is also available in steel at a lower cost. Discussion took place as to the board's ability to compel owners to replace their current doors. At present we have nothing in our condominium documents requiring owners to change anything. The best we can do is to provide options and recommend replacement. Moving forward, we need to consider adopting language that would require changes to be made when the board deems necessary and/or appropriate. A motion was made by Geary Foltman to recommend the Masonite door in steel or fiberglass, with or without the optional lite. There was a second by Tom Pepper and the motion carried. Several color samples were considered for the exterior paint to be put on the new doors. The final color is still to be determined. Any doors not replaced will be painted in the same color as the new doors at SOCA's expense.
- D. Lights-**Russ presented several options for replacing the exterior entry lights on our units. The general consensus was that the same issue of enforcing uniformity exists with the lights. Discussion took place as to whether or not exterior lights should be considered the unit owner's responsibility or the condo association's responsibility. No lighting option was selected and the lights will be left as is for now.

VII. Property Manager's Report

- A. Recreational Easement-** Letters were sent out to Cove's Court residents asking them to pay their dues for use of the recreational facilities by May 1st.
- B. Pier Removal/Re-installation-** Terry of Deano's Docks is finishing reconciliation of accounts for pier removal in the fall. They will begin installation of the piers soon.
- C. Future Projects-**Discussion took place as to the major projects still in the works for the next five years. The goal is to get \$50,000 in reserves by the end of the year and still be able to address the long term projects. Ideally, the board's goal is to reduce monthly dues to around \$195/ month.
- D. Insurance-**Tom Pepper and Andi are continuing work on getting insurance quotes for when our current policy expires. There are many unique considerations for a complex such as SOCA, and getting companies to quote rates has been a challenge.
- E. Pool Management-**Andi is working on getting Josh the proper insurance. Josh cannot be covered as a non-voting board member under our current policy as we had hoped. He has already completed the required course and passed the test. Badger Pools is scheduled to reopen the pool in May. Geary Foltman will be in charge of repainting the pool furniture. We will look into the cost of replacing the chaise lounges at the pool as many of them are rusted beyond repair. We should also consider expanding and improving the pool house in the near future.

VI. Adjournment-A motion to adjourn the meeting was made by Geary Foltman and seconded by Russ. The motion carried and the meeting was adjourned at 11:35 a.m.

Submitted by Bev Stearns

DRAFT