

Summer Oaks Condo Association
Board of Directors Meeting
January 18, 2015

- I. **Call to Order:** The meeting was called to order at 9:15 a.m. by Tim McCumber. Other Board members in attendance were Russ Krella, Tom Pepper, Geary Foltman, Brian Schaible and Bev Stearns. Property managers Andi and Jeff Simmons were also in attendance.
- II. **Secretary's Report- Bev Stearns**
Review and Approval of Minutes: Minutes of the last board meeting were distributed to members prior to this meeting. A Motion was made by Tim McCumber to accept the minutes from the previous meeting. The second was made by Tom Pepper. Motion carried. There were no action items.
- III. **President's Report- James Sloan**
Since President Jamie Sloan was not in attendance, Tim McCumber moved to dispense with the president's report.
- IV. **Vice President's Report- Tom Pepper**
There was nothing to report from the Vice President.
- V. **Treasurer's Report- Tim McCumber**
 - A. **Profit and Loss-**Tim sent out the profit and loss statements to all members prior to the meeting. There was one minor correction which resulted from the stairs repairs that were done last year but not recorded. Tim reported that SOCA is in good shape financially and should be able to move 18K to reserves if the current budget remains on track. Geary motioned to accept the financials as presented with a second from Russ. The motion carried.
 - B. **Cove's Court Piers Update-**John Kassner Jr. has been trying to secure pier rights for his lots which are across from Cove's Court and to the north of Kilpatrick Drive. He initially had planned to build a gas station on those lots and therefore they were never included in the condo declaration which was filed with the county. He has now chosen to subdivide the lots and sell them as residential sites. Because there were no pier rights for those lots in the original declaration or as part of the expansion lots, anything built on the lots will not have rights to any piers in Summer Oaks Condo Association. We might consider allowing residents who would build on the lots in the future to use SOCA amenities for a fee as other residents of Cove's Court currently do.
 - C. **Financials-**Tim noted that the financial reports have been removed from the SOCA website out of concerns for privacy. Andi will e-mail the financials to any members or agents who request this information.
 - D. **Pool Phone-**We are required by law to have an active phone line at the pool. Merrimac Communications will run a cable to the pool for this purpose which will also include unsecured wi-fi. The line will be disconnected in the winter. This account will be serviced through Merrimac Communications.
 - E. **Alliant Tree Clearing Update-**Some tree trimming has already occurred. It will continue on a larger scale in the spring and will also include the replacement of the current high power line towers. We are unsure of what the new towers will look like, but they will likely be the single cylinder-type supports that are being used elsewhere.
 - F. **DNR update-**Steve Sorenson from Sauk County DNR has given approval to our proposed walkway improvements since he is the one who has jurisdiction above the high water mark. We will be able to repair and/or modify it. The improvements must be the same in a three dimensional sense as the existing structure but the material may be different .
 - G. **Updates/Action Items-**None
- VI. **Buildings and Grounds- Russ Krella**
 - A. **Shoreline Update-**Craig Meister completed the rip wrap and boulder work on the shoreline. He still needs to put black soil at the top of the rocks to blend the rock in with the rest of the shore as per DNR

request. With the mild winter we have had so far, this final step may have to be completed later when the ice is sufficiently frozen. We have withheld \$3000.00 of Craig's payment until this work is completed. We are still discussing our options and talking with contractors about completion of the second phase of shoreline work to be done in the fall of 2015. Due to the sharp drop-off in the cove area, we may have to take a different approach to working on the shoreline there. It may require applying for a variance to modify the existing shoreline before we can do any further work .

- B. Buildings 8/9 Stairs to Piers Replacement-**Bids to replace the wooden stairs that used to lead from the piers to the wooden walkways came in at around \$1600.00 per set. Twelve sets need to be replaced. Given this cost, Russ looked into replacing the steps with aluminum . He received one bid from a contractor for \$1100.00 per set and is waiting on a bid from Deano Docks. The aluminum sets come with a 15 year warranty and require little maintenance. They are also adjustable. A motion was made by Tim to replace the wooden steps with aluminum. A second was made by Tom and the motion passed, pending DNR approval.
- C. Buildings 8/9 Walkways, Steps, & Railings-**Russ received a ballpark figure from Sauk Prairie Remodeling for improving the existing walkways, stairs, and railings behind buildings 8 and 9. Casey thought that it would cost around \$11,000.00 to make the necessary repairs. We will have to decide if we want to invest that much in the current wooden walkway or look for an alternative. Russ will talk to Steve Sorenson of the DNR to find out what materials would be permitted to replace the wooden walkways.
- D. Painting of Lakeside Decks-**This project has been on our list for some time. We had previously chosen a contractor to do the work, but he is no longer able to complete the project. It has been difficult to find a contractor who has the equipment to do the job. The height of the decks is a problem. Russ has been looking for an alternative to the painted decks and railings that will put an end to long term maintenance. He has been looking at cast aluminum railings with glass panel inserts as an alternative to the current wooden railings. We will continue to gather info and look for alternatives to painting.
- E. Septic Fields Update-**The septic contractor has inspected each field in addition to pumping them. One field was in need of rooting out and that was done. He also suggested switching the mounds for buildings 8 and 9 on a rotating basis so that two are always in use and one is always drying out. Tim and Andi will make sure this gets done.
- F. Updates/Action Items- Pier Sections-**Many pier sections on the common pier behind building one are in need of replacement. Russ recommends replacing half this year and the other half next year. Deano would do the work including removal and disposal of the old pier sections at a cost of \$160.00 each. Tim motioned to accept Deano's bid to replace the sections and Brian seconded. The motion carried.
Picnic Tables- Although picnic tables have been purchased by the Association in the past, Russ does not feel that those should be the responsibility of the Association. He asked that we get prices for what we would want and we can continue the discussion at our next meeting.

VII. Property Manager's Report- Andi/Jeff Simmons

- A. Fireplace Inspection-** A local contractor has been found to clean and inspect the unit chimneys. Should unit owners be allowed to opt out of the cleaning if they certify that they do not use their chimneys? Andi will check with the insurance company to see if this would be allowed under our current policy. The contractor will put together a bid.
- B. Group Painting Offer- WMC-** Andi has been contacted by Wisconsin Management Company regarding painting of owner's units. They are sometimes slower in the winter months and could do some painting if owners request bids. Andi will make this information available to anyone who requests it.
- C. Recreational Easement Billing for 2015-** The letters regarding the recreational easement are ready to be sent to Coves Court residents. Collection of the special assessments for the shoreline went smoothly.
- D. Restaurant Water Billing-** The next installment of the restaurant water bill is due to be sent out. Payment of the October bill has been received.
- E. Updates/Action Items-**The date of the next meeting will be Sunday April 26th.