

# Summer Oaks Condo Association

## Board Meeting Minutes

October 6, 2012

*Call to Order- 10:35 am*

*Present- Russ Krella, Tom Pepper, Geary Foltman, Thane Neuman, Randy Stearns, Andi Simmons*

- I. Election of Officers- Tom Pepper motioned that Jamie Sloan be installed as president. Russ Krella seconded the motion. It carried unanimously. A motion was made by Randy Stearns to appoint Thane Neuman to the office of treasurer. A second to the motion was by Tom Pepper. The motion carried unanimously. A motion was made by Geary Foltman to allow Bev Stearns to complete Randy Stearns' term as Secretary. This motion was seconded by Russ Krella and also carried unanimously.
  
- II. Discussion of Upcoming Projects
  - A. Building #1 Project- Bids have been secured for the re-siding and renovation of building #1. Discussion took place as to the timeline for the project, budget, permit process, materials to be used, etc. The specifics of each bid, the work included to be done, and the individual contractors were discussed in greater detail. The possibility of using a material on the gutters to prevent accumulation of debris and reduce or eliminate the need for gutter cleaning was considered.
  - B. Walkway behind building #1-The wooden boardwalk behind building #1 is in need of replacement. It is currently not code-compliant or ADA accessible, and has become a safety issue for residents. Russ has secured several bids for different approaches to dealing with the walkway at a variety of price points. By saving money on the remodel of building #1, it might be possible to find the funds to complete both projects. It might also be possible to use some of the reserve funds for this purpose. The roofing projects on buildings #8 and #9 would be postponed until 2014.
  - C. Shoreline- Although work on preserving the shoreline is not currently in the project timeline, the necessity of creating a plan for the shoreline preservation is becoming more apparent. Discussion of possible costs of such a project and various approaches took place. The general consensus was that this is an issue which is becoming urgent and will need to be considered more thoroughly in the near future.
  
- III. Insurance-Every year Russ has tried to get bids from insurance companies in order to compare coverage and costs. Despite the fact that there have been zero insurance claims in eight years, there are not many insurance companies willing to insure an association such as SOCA. Therefore, we have few other options to consider for cost savings.

*Motion to Adjourn-* Motion was made to adjourn the meeting at 11:15 by Geary Foltman. The motion was seconded by Tom Pepper. The motion carried.