

SUMMER OAKS CONDO ASSOCIATION

Board of Directors Meeting

July 19th, 2015

- I. **Call to Order**- The meeting at Unit 10 was called to order by President Jamie Sloan at 9:16 a.m. Members in attendance were Jamie Sloan, Tim McCumber, Geary Foltman, Tom Pepper, Russ Krella, Brian Schiabile, Bev Stearns, and property managers Jeff and Andi Simmons.

- II. **Secretary's Report- Bev Stearns**
 - A. *Approval of Minutes from April Meeting:* A motion was made by Tim McCumber with a second from Russ Krella to accept the minutes as presented. Motion passed.
 - B. *Website:* Tim will update the SOCA website to include all meeting notices and approved board meeting minutes. The financials will not be posted on the website, but are available through the property managers.
 - C. *Board Decorum-* It would be helpful to the secretary in preparing the minutes if the board could follow the agenda for the meeting and if members would conduct themselves in a more professional manner.

- III. **President's Report- Jamie Sloan**
 - A. *Construction Complaints:* The timing of our recent construction projects presented problems for some of the residents. These have been addressed, and hopefully the benefits of these projects, despite the mess, will be soon be apparent to all.
 - B. *Decision-Making Process:* Jamie reiterated the importance of good communication between board members while we are working toward completion of so many long-term projects. This will also help to facilitate good communication between the board and the residents of Summer Oaks.

- IV. **Vice President's Report- Tom Pepper:** Tom was not in attendance at the meeting and did not leave a report.

- V. **Treasurer's Report- Tim McCumber**
 - A. *Financials:* The most recent financials indicate that the association is in good shape, especially considering the number of projects we are currently undertaking. Jamie motioned to accept the financials. Brian seconded and the motion passed.
We collected \$300 in back dues for the recreational easement. Due to some changes in tax laws, we now must pay taxes on any income other than association dues. We will keep this in mind when we put together next year's budget.

- B. *ATC Update:* Tim is currently negotiating with the utility company regarding the expansion of their utility easement. The land they want to take is owned by the association, so they will have to purchase it in order to expand the easement. We are close to agreeing on a settlement.
- C. *Noise-* There has been some discussion about amending the noise ordinance currently in place for residents of Summer Oaks. Tim recommended an amendment to the current noise ordinance which read: "Quiet hours are from 10:00 pm until 8:00 am. Quiet hours on nationally recognized holidays are from 12:00 am until 8:00 am". After discussion, the amendment was not adopted.

VI. Buildings and Grounds- Russ Krella

- A. *Unit 65 Deck:* The deck on unit 57 was recently replaced with a concrete patio. This will eliminate maintenance issues and was less expensive than replacing the existing wood deck.
- B. *Walkway Update:* The walkway behind building 8 is done except for the railings. We will need to consider whether or not to reinstall the electrical service to some of the piers. This will be discussed at the annual meeting.
- C. *Shoreline Project Near Building One:* A variance will be required to do the shoreline work behind building one. Since we will need to apply for the variance, the DNR engineer suggested also applying for permission to cut into the hill and replace the piers with a permanent walkway and retaining wall. This would cost an additional \$75K, or approx. \$1100 per unit. Sticking to our original plan for the shoreline will still require a variance, but would cost less. It would be possible to apply for a variance to replace the boardwalk behind unit one at the same time that we apply for the shoreline variance. At this time, we will authorize the contractor to apply for all three variances and see what gets approved. The permits would be good for approx. four years once approved.
- D. *Ongoing Projects:* We are continuing to replace lights around the property with LED units which has already saved a substantial amount in utility bills.
The cost to put in the new stairs between buildings 8 and 9 will be \$57,000.
Buildings 5 and 6 were supposed to be painted this summer, but the contractor did not show. Andi and Russ will pursue this.
The sidewalk behind building three will be replaced this year. The sidewalk on the south side will be replaced in 2016. Both are in poor condition and may present a hazard.

VII. Property Manager's Report-Andi Simmons

Tim will work with Andi before the annual meeting to put together the budget for next year. Tim will email it to board members for input before the meeting.

VIII. New Business

- A. *Renting of Piers:* Some owners have been approached about renting out their pier spaces to others. Tim believes that according to state statutes, this is prohibited. It is possible that we will have to look into this in the future.
- B. *Annual Meeting Location:* We will check into reserving the meeting room at the Culver Library to hold our annual meeting in October.

C. *Date of Next Board Meeting:* October 3,2015.

D. *Pool Signs:* Andi will check into getting signs to place on the gates indicating that the pool is closed and the reason why.

IX. **Adjournment-** Geary motioned to adjourn the meeting. Tim seconded, and the meeting adjourned at 11:12 a.m.