

Summer Oaks Board of Directors Meeting

Sunday, January 12th, 2014

- I. **Call to Order:** The meeting was called to order by President Jamie Sloan at 9:14 a.m. Members in attendance were as follows: Jamie Sloan, Russ Krella, Geary Foltman, Tom Pepper, Tim Mc Cumber, Bev Stearns

- II. **Secretary's Report-Bev Stearns**
 - A. Review and Approval of October Meeting Minutes- Minutes were distributed to board members for review prior to the meeting. Motion was made by Tom to accept the minutes as presented. Geary seconded the motion. Motion passed.
 - B. Updates and/or Action Items-There were no action items

- III. **President's Report-James Sloan**
 - A. 5 year Capital Improvement Plan- Jamie talked about the importance of creating a new five year capital improvement plan since most of the large scale projects have been checked off our current long-term plan. Andi will look for that document and we will use that as a jumping off point.
 - B. Updates and/or Action Items-none

- IV. **Vice President's Report- Tom Pepper**-Tom had no items for discussion at this time.

- V. **Treasurer's Report-Tim McCumber**
 - A. Profit and Loss- new format is easier to read. Tim reviewed the projected and actual expenses from 2013. SOCA ended the year with a profit of \$24,000. Tim made a motion to move \$30,000 to savings. Russ seconded the motion. Motion carried.
 - B. Municipal Water System-There have been some new developments in the status of the Badger Water Project. In short, Tim believes that at this point it is probably in SOCA's best interest to endorse the petition to investigate a municipal water supply. A letter will be sent to all owners with information regarding the project and a postcard to be returned as a "signature" endorsing the petition. Additionally, an e-mail will be sent to all owners encouraging them to respond to the mailing.
 - C. Uniformity Policy- Tim drafted two SOCA Rules recommendations regarding a condo uniformity policy and new restrictions for unit owners' renting restrictions. Extensive discussion took place regarding the purpose and feasibility of adopting these two additions to the rules and how they would affect condo unit owners. Tim motioned to accept SOCA Rules Recommendations # 29 and #30. Geary made a second. The motion carried four to one with one nay and one member abstaining.

- D. Vacation Rentals- Merrimac township will lift current restrictions prohibiting weekly vacation rentals, and will be enacting a hotel tax of 7%. This would also apply to units rented out by owners as weekly vacation rentals. Our insurance company could have an issue with this, as our rates are largely based on the numbers of owner-occupied units. This action by the town of Merrimac figures largely in our decision to enact Rule # 30 as previously discussed.
- E. Updates and/or action items

VI. Building and Grounds-Russ Krella

An off-agenda discussion regarding shoreline preservation took place prior to the planned meeting agenda items. Russ received some ballpark figures for the costs of securing the SOCA shoreline of between \$17 and \$22 per foot. There were many questions regarding the type and actual costs of a project of this nature. Russ will get the contractor to put together a more detailed proposal for our discussion at the next and future meetings.

- A. Building Eight Update-Russ suggested holding off for now on contractor's suggested repairs to the building pending the re-roofing project. The new roof will be installed over the existing roof. We will also get a quote for installing gutter guards.
- B. Maintenance Man-Ken was given a list of items that needed to be done (gutter cleaning, etc.). SOCA received a bill of \$149.00 for work performed which was less than expected. Ken charges \$20.00 per hour which is very reasonable. We will continue to use his services, but will be more detailed about what is to be done.
- C. Updates and/or action items
 - 1. Tennis courts-Installation of new lights and a timer saved \$1600 last year. Rydell electric will look at the property and give us an idea of other places we can save more energy by replacing or removing lights, etc.
 - 2. Shaun- snow removal issues: Russ will speak to him about conserving salt by using a smaller spreader. Dog waste removal continues to be a problem.
 - 3. Pool-The pool is scheduled to be acid washed and re-grouted this spring. We do not need any more lounge chairs at this time. SOCA will purchase new umbrellas in the future as needed.
 - 4. Bldg. 8 & 9- Lakeside decks are scheduled to be painted this summer. Owners will be asked to remove screens, glass, etc. that might be in the way. If this is not done, owners will be charged an additional fee. The stairs will be replaced on units 31 & 32.
 - 5. Recreational easement- A letter will be sent out in the spring asking Cove's Court residents to pay the fee to use the pool and tennis courts. A paragraph will be added reminding them not to park in the lots by buildings 1 & 3. This has caused problems with SOCA owners when the parking spots are taken by non-residents.

VII. Property Manager's Report

- A. Dock approval letter-Tim and Andi will draft a letter regarding SOCA- DNR dock approval to be filed by Sauk County.

- B. Dryer vents-The same language that is now in place regarding mandatory fireplace inspections will be adopted for dryer vents. These will need to be done on a schedule to be determined by SOCA. .
- C. Fireplace inspection- These are to be done this year. Andi will send a letter informing owners of this.
- D. Fire hydrants- should be painted in a color other than red to indicate their function to the fire department.
- E. Survey of owners- Should they be given input as to whether they would prefer a special assessment to improve shoreline or a monthly rate increase? This will be discussed in more detail at the next meeting. We need to know dollar figures before proceeding.
- F. Updates and/or action items-No action items.
- G. Next meeting: Sunday, April 27, 2014 at 9:00.

VIII. Adjournment- Motion to adjourn was made by Jamie and seconded by Geary. Adjournment was at 12:10.