

Summer Oaks Board of Directors Meeting

Sunday, January 8th, 2016; Unit 9

- I. Call to Order . In attendance were President Brian Schaeble, Tim McCumber, Geary Foltman, Russ Krella, Tom Pepper, Stan Celner, and Andi Simmons, property manager. Excused was Tracy Gannon.
- II. Secretary's Report – Tim McCumber
 - A. Review and Approval of Board Meeting Minutes. The meetings from the October meeting. Motion to approve the minutes by Pepper, seconded by Foltman. Motion passed.
- III. President's Report - Brian
 - A. Alliant Energy – Building 8 Issue. The one meter is still running hot. Alliant says it is not the meter, but there is nothing that is running on that unit. Will have Herb from H&K look at the setup to make sure a unit is not wired into that meter.
 - B. Newman Properties –Gene Harbort will be purchasing and paying the balance for the Newman condo and water bill for the restaurant.
- IV. Vice Presidents Report –Tom Pepper
- V. Treasurer's Report – Tim McCumber
 - A. 2017 Financials – Motion to approve the financials by Krella, second by Pepper. Motion passed.
- VI. Building and Grounds – Russ Krella
 - A. Updates and / or action items Work will start on the pool house because the roof and fascia are failing. Unit 57 has been having freezing issues because it was constructed a model. The walkway behind building 1 needs to be done, the parking lots need to be repaired, we have the 3 remaining retaining areas. We need to reconcile Deano's pier billing. The landscaper wants to charge another \$50 per week because owners are not picking up after their dogs. He has been spraying and mowing around dog waste. Even when they are bagging, they are not tossing the waste in receptacles or missing the receptacle if it gets to that point. The board discussed possibly developing a program to resolve this issue, the rules do allow for fines. Considerations were special assessments for dogs or a sampling program to fine the dog owners who are not picking up after themselves. Preferably owners will start self-regulating this. Brian will send out an email just addressing this matter because it comes up at every meeting. Alliant will be removing trees and will take all of the waste except for an oak behind unit 1 for people to take for firewood.
- VII. Property Manager's Report – Andi, Jeff Simmons

- A. "HomeWiseDocs" now active.
- B. The 6 WWVC units were sold to P & D Miller, LLC.
- C. Outstanding pier electric—Pepper/Sloan Unit. Andi is sending the bill as the Pepper's had moved and were not getting the bill.
- D. Date of next meeting— April 2016. Everyone will email dates they are available.

Motion to adjourn Russ, second Tom. Motion passed.

DRAFT