

Summer Oaks Condo Association

Board of Directors Meeting

Sunday, April 22, 2018

Unit 9

I. **Call to Order:**

In Attendance: Jeff and Andi Simmons, Russ Krella, Tim McCumber, Geary Foltman, and Tracey Gannon via Facetime.

II. **Secretary's Report-** Tim McCumber presented the minutes from the October 7, 2017 and January 6, 2018 board meetings. Motion to approve by Krella, second by Gannon. Motion passed.

III. **President's Report-** Brian Schaible was not in attendance. There was discussion about a vacant board seat and the board decided to invite Paul Miller to the board. It was mentioned that Schaible had missed 3 meetings.

IV. **Vice President's Report-** Tracey Gannon reported she has been reviewing the association rules. Motion by McCumber to accept the discussed changes pending a review by the legal counsel that Andi works with through an association, second by Krella. Motion passed.

V. **Treasurer's Report-** Tim McCumber provided the March 31, 2018 financials. He reported that Deano had billed us for spring and fall pier installations and removals. Andi spoke to him about being more timely in his invoicing. There was discussion about revising the pier map. Motion to approve the financials by Gannon. Second by Foltman. Motion passed. We still do not have enough information to make a decision about the boardwalk behind building 1.

A. **Buildings and Grounds-** Russ Krella reported that siding for unit 57 will be \$12,000. They will use the color closest to coordinate the siding with building 1. This would be a capital improvement. The parking lot repair at buildings 5 & 6 is severely breaking up. This is estimated to be about \$10 - \$11k. Andi will contact Wolf Paving for a quote. Motion by Foltman, second by Krella to approve the work. Motion passed. Again, the block wall in front of building 1 will be considered at the October meeting. The neighbors have complained about the trash can at buildings 5 & 6. There was then discussion about allowing unit owners to install washer/dryers at buildings 5 & 6. A motion to allow washers/dryers with uniform vents with oversight by the association to assure they use insured contractors was made by McCumber, second by Foltman. Motion passed. The replacement doors at buildings 5 & 6 were quoted by Sauk Prairie Remodeling to cost \$10,600. Russ and Geary will continue to work on this for completion this year. The mailbox at building 5 & 6 was damaged by a hit & run. Russ found a sticker that says property of the USPO and we'll make another attempt to get the PO to replace it. In the meantime, Russ and Geary will look at making repairs to getting the doors to properly lock. If Steve Jahnke is doing some concrete work we would have him come in for some additional sidewalk work.

A. **Property Manager's Report-** Andi Simmons reported half of the recreational easements have been collected. The restaurant did not pay water in 2017 and it was decided by consensus to stop charging for water until the restaurant reopens. Andi stated the Dept. of Financial Institutions report has been filed as required. Josh Ertl has signed the Pool Operator Agreement and insurance is in the works. Phone will be hooked up in two weeks. There was

discussion about how owners can locate the pool rules which are posted online. 14 pets have been registered so far with 3 pending. One unit owner believes we have 25 units total with pets. She needs to create master spreadsheet with all info for easy reference. We have had many challenges in last 6 months with the high number of new rental units. Andi is helping owners to improve the process of up-front education with new occupants for rules and regulations compliance. We need to update the website to reflect owner requirements for rentals. The library has been reserved for the annual meeting on October 6, 2018.

VI. New Business

The annual cleanup day will be Saturday May 26th. Andi will send out details in the spring newsletter and Geary will put together a work list.

- A. Next Meeting date: Sunday, July 22, 2018 at 9:00 am.

Motion to adjourn by Gannon, second by Foltman. Motion passed.