

Summer Oaks Board of Directors Meeting

Sunday, August 13th, 2017. Unit 25

- I. Call to Order
- II. Secretary's Report
 - A. Review and Approval of Board Meeting Minutes - Motion to approve by Celner, second by Gannon. Motion approved
 - B. Updates and / or action items -No updates or action items.
- III. President's Report - Brian
 - A. Upcoming re-election – Brian apologized for being busy with the new baby, but is willing to stay on.
 - B. Hillcrest Rezoning Update – McCumber reported the property was originally zoned single family and has been legally non-conforming as the restaurant. The current owner is attempting to build condos on the property.
- IV. Vice Presidents Report –Tom Pepper was not present.
- V. Treasurer's Report – Tim McCumber
 - A. Financials through July 2017 – Motion to approve by Schaible, second by Celner. Motion passed.
 - B. 2018 Proposed Budget – McCumber presented a proposed budget. Gannon questioned whether or not we should consider a dues increase. There is a ton of work that a dues increase or special assessment won't make enough of a difference. Motion to present the proposed budget for adoption at the annual meeting by Schaible, second Celner. Motion passed.
 - C. Updates and / or action items – the problem with the Alliant meter that keeps producing high readings looks like it was a bad switch on the septic pump.
- VI. Building and Grounds – Russ Krella
Dixon is done, but there is more work to do next year. We also need to address the walkway on the lake side of building 1. We have estimates ranging from \$20 to \$4 k 2 years ago. There is no Tyvek on unit 57. The lake side decks of the grays is still an issue. Buildings 5 & 6 has exterior doors that need to be replaced because of the salt. The tennis court fence was damaged by one of the residents throwing baseballs at it over the years. Will look to see if we can fix it by stretching it back. The proposed budget shows capital improvements and building repairs totalling \$50,000 so we'll need to prioritize the work. Larry Mains wants to put stairs in and says they have a quote for 40 feet of stairs for \$7,500. Tom Woellert received the price from Deano, but Deano said that quote was for another piece of property. Krella told him to do more research on bring a quote for consideration.
- VII. Property Manager's Report – Andi and Jeff Simmons were unavailable and out of town.

A. Date of next meeting— Annual Meeting – October 7th, 2017

The board concluded the meeting by touring the entire property viewing several items including the entrances to buildings 5 & 6, the culvert at the driveway entrance to 6, Unit 57, all of the parking lots, the east stairs to the lake serving buildings 1 thru 3; the access boardwalk to units 7 thru 12, the sidewalks around building 3, and the need for a retaining wall next to units 80 & 81. McCumber will spray the wasps at the well house. Krella and Foltman will prioritize the entrances to 5 & 6; Unit 57 freezing issues, and the walk bridge to units 7-12. The board stopped at the Hillcrest on the way back to Unit 25 and discussed the broken water line issue.

Motion to adjourn McCumber, second Gannon. Motion passed.