

Summer Oaks Condominium Association

Annual Meeting

Saturday, October 6, 2012

9:00 am

The Hillcrest Restaurant

The meeting was called to order at 9:05 am by Vice President Tim McCumber.

A. ROLL CALL - Randy Stearns

B. PROOF OF NOTICE

Property manager Andi Simmons confirmed that notices of the annual meeting were mailed to each condo owner in advance of the meeting.

C. PROOF OF QUORUM

Randy Stearns confirmed that there were 39 unit owners present and 8 proxy votes for a total of 47. This number constitutes a quorum.

D. READING OF MINUTES

A motion was made by unit 77 to dispense with reading of the minutes since they were mailed out with the meeting notice. The motion was seconded by unit 69 and carried.

E. REPORT OF OFFICERS

1. President James Sloan- In Jamie's absence, his report was read by Andi Simmons. He thanked the board members for working so diligently over the past year to achieve the objectives that were set forth at the last annual meeting. These were: 1. Secure a pier slip for each unit- Through the hard work of several board members, the SOCA board was able to reverse earlier decisions by the DNR, resulting in a documented pier for every unit here. 2. Reduce the amount of money spent on attorney's fees: Not one dollar was spent this year on attorney's fees. 3. Evaluate all services and contracts in an effort to get the most value for every dollar spent.
Jamie also thanked outgoing board members Verlyn Erickson and Jerry Hoff for their many years of service on the SOCA Board.
2. Vice President, Tim McCumber- Tim gave a detailed report about the ongoing Badger Water Project. Due to his position on the town board, Tim has been following the developments in this area. There are many factors to be considered and steps in the process which must be followed by the Army before this project can go forth. Public hearings will be held in the future which will allow SOCA residents to remain informed, Tim will continue to monitor the situation as it develops in the future.
3. Secretary, Randy Stearns-Randy stated that the meeting minutes for the past year are available on the SOCA website (www.socawisconsin.com) for anyone wishing to review them.
4. Treasurer, Jerry Hoff- Jerry went over the proposed budget for 2013, which is based largely on expenditures in 2012 and projects slated for 2013. There will be a cash surplus of approximately \$36,000 in the 2012 budget. If expenses stay on track, we should be able to put \$18,000 into capital reserves at the end of the year.

F. REPORT OF PROPERTY MANAGER

Andi Simmons of Wynne property management thanked Chris and Dan for keeping the pool in great shape all summer. There were a few points that Andi wanted to remind all unit owners of. They are as follows:

1. Please review the rules regarding boat trailer storage and be sure to store/remove yours accordingly.
2. Pet owners must be sure to clean up after their pets. There have been problems this summer.
3. Large items should be broken down before being thrown into dumpsters. Do not leave metal items or appliances to be disposed of, as the waste company will not take them.
4. Please use caution when grilling near decks. Charcoal grills are not allowed on decks.
5. If your unit is being rented, please give Andi names and contact information for the occupants.
6. If unit entry locks are changed, Andi will need a copy of the key.

G. REPORT OF GROUNDS COMMITTEE

Russ Krella reported on the many projects that were completed in the past year. The grounds are looking great and we have made progress in areas that were previously neglected. We have also saved a lot of money with our new snow plowing and landscaping contractors. On the project list for 2013:

1. Remodeling the exterior of bldg. #1
2. Re-roofing bldg. #8
3. Replacing stair stringers where necessary in upper gray units
4. Finishing repairs on tennis courts
5. Removal of overgrown shrubs and dead trees; replace with new where appropriate

H. UNFINISHED BUSINESS

None at this time

I. NEW BUSINESS

1. Election of Board of Directors-There are three board seats up for election. The slate of candidates is as follows: James Sloan, Geary Foltman, and Tom Pepper. A motion was made by unit 77 to accept the slate of candidates for the open board seats. A second was made by unit 5, and the motion carried.

J. APPROVAL OF 2013 BUDGET

A motion was made by unit 5 to accept the 2013 budget as presented. The motion received a second by unit 7 and it carried.

K. OTHER BUSINESS

1. Andi Simmons wondered if any residents might be interested in the pool manager position for 2013, as the current pool managers do not wish to continue. There is some training required, so the sooner we have a candidate for the job, the better.
2. Barb Ertl requested volunteers to clean the section of highway sponsored by SOCA.

L. ADJOURNMENT

A motion to adjourn the meeting was made by unit 76 with a second by unit 73. The motion carried, and the meeting was adjourned at 10:14 a.m.

