

# ***SOCA Board of Directors Meeting***

(Offices of Kohlman Property Management, LLC-Sauk City, WI)

Sunday, January 9, 2011-9:00 am

## **Call to Order**

**Verlyn Erickson** called to order the regular meeting of the **SOCA Board of Directors** at **9:04 am** on **January 9, 2011** in **Sauk City, WI**.

**Present:** Mike Alessi, Verlyn Erickson, Jerry Hoff, Kris Kohlman, Jamie Sloan, Randy Sterns, Robin Streng,

**Guests: Ben Letendre**

## **Introduction of Guest**

- 1) **Ben Letendre**, attorney from the firm of Cross, Jenks, Mercer & Maffei, representing SOCA regarding pier registration.
- 2) Ben Letendre answered questions and gave his firm's lengthy opinion about the WDNR recent changes in state law regarding the use of waterfront property and registration of piers. His recommendation was to apply to register 58 piers and apply for permits for the remaining 7 piers that we need after the law goes into effect in April 2011. (His opinion letter is attached.)
- 3) Ben left the meeting at 10:00 am and discussion among the board members ensued until 12:30 pm. Discussion included the exact number of piers needed and the number that could be verified by the WDNR standards. Further information was gained through phone calls to Tim McCumber and Deano Docks and payment records provided by Kris Kohlman.

***Jerry Hoff presented a motion to submit an application to apply for 31 piers to the WDNR and apply for the additional 2 through permit at a later date. Mike Alessi seconded the motion. The motion carried 5-1 with Mike Alessi presenting the dissenting vote.***

## **Secretary's Report**

- 1) **Prior Minutes:** **Verlyn Erickson** presented the minutes from the October 2, 2011 meeting. The minutes were approved as read.
- 2) ***Jerry Hoff presented a motion to approve Robin Streng as secretary. Jamie Sloan seconded the motion. The motion carried.***
- 3) **Action Items:** Verlyn Erickson will work with Robin Streng regarding her responsibilities.

## **President's Report-Verlyn Erickson**

- 1) Meeting with Dick Cross
  - a) The status of the pier registration is outlined above.
  - b) Modification of the SOCA By-Laws & Declaration is not recommended by our attorneys at this time.
  - c) The bridges of the Nature Trail have been repaired.
  - d) The Recreation Easement Agreement Policy will be discussed in new business. There's been no communication from Kassner regarding the status of his planned storage building. This information was provided by Tim McCumber.
  - e) Dick Cross has advised that the status of the Badger Army Ammunition Plant is not worth pursuing at this point. The matter use to seem more imminent.
- 2) The new president Verlyn Erickson pledged to keep meetings on task

3) Newsletter

- a) A SOCA newsletter will be sent after the May board meeting and will also serve as a reminder about Spring Clean-Up. It will be compiled by Jerry Hoff. There was also discussion regarding postage. The board and property manager will continue to encourage electronic communication. However, there are several property owners who are not able to receive electronic communication.
- b) A President's letter will be sent in the winter of 2011.

**Treasurer's Report-Jerry Hoff**

- 1) The treasurer's report has a new format in order to better illustrate the budget.
- 2) The current financial status of SOCA is on budget. (see attached budget)
- 3) No late fees will be assessed to SOCA monthly fees that were paid timely, but do not include the \$5 increase.
- 4) WWVC payments are made on the 15<sup>th</sup> of the month. There are a total of 24 payments.

**Property Manager's Report-Kris Kohlman**

- 1) Kris Kohlman Property management has taken over the contract for snow removal. There was some discussion regarding number/time of day snow should be shoveled during long lasting snowfalls. It was also discussed that the time share managers and individual property owners may have a responsibility to shovel lesser amount in between.
- 2) The fixtures on the spotlights on buildings 8 & 9 are getting old and are being replaced. We also discussed replacing porch lights. These are the responsibility of the owner. The issue here is that it is frequently difficult to find exact matches for the porch lights. The recommendation of the board is for owners to match the existing lights as closely as possible.
- 3) Tree maintenance for Buildings 8 & 9 will be taken care of this spring. If property owners want additional trimming of lake side trees, the same company will do the work. However, a request must be made to Kris by January 17, 2011 and the additional fee will be charged to the property owner.
- 4) The swimming pool maintenance contract currently runs from May 1 to October 31. WWVC counts on the pool being open until Labor Day. After lengthy discussion, the board agreed to close the pool Sunday, September 26, 2011. Since a new heater has been installed, cost savings are not available at this time.

***Jamie Sloan presented a motion to approve a contract from May 1 to September 30. The \$5500 cost should include the pool company's own liability insurance. Jerry Hoff seconded the motion. The motion carried.***

Kris will send a letter to WWVC to notify them of the change.

- 5) During the spring, the overgrown bushes between 8 & 9 and 5 & 6 will be addressed. The second round of buckthorn removal will be done. Building 3 lighting will be addressed. Center net cords will be added to the tennis courts.
- 6) Action Items-The unattended cars/trailers in the parking lot need to be addressed. The mold on the stairways should be a priority during Spring Clean-Up.

**Planning Committee-Jerry Hoff**

This item will be removed from the agenda.

**By-Laws Committee-Verlyn Erickson**

No Report

### **Buildings and Grounds-Mike Alessi**

- 1) Building 3 upgrade-Sauk Prairie Remolding changed its original bid. It's now over budget. The project will be sent for re-bid including an opportunity for Sauk Prairie Remodeling to honor its original bid.
- 2) Building 1-The sidewalks will be replaced/repared when the overall maintenance is addressed.
- 3) Other Projects are on task per the master plan.

### **Old Business**

No Report

### **New Business**

- 1) Recreation Easement-Per Article 19 of Declaration the developer can grant a recreational easement to adjacent property owners to use SOCA's facilities. Dick Cross suggested that a formal agreement be made.

*Jerry Hoff presented a motion to charge a \$300 yearly fee to the adjacent property owners. Randy Sterns seconded the motion. The motion carried*

- 2) Water Service for the Hillcrest restaurant was discussed.

*Jerry Hoff presented a motion to charge a \$650 yearly fee to the Hillcrest for water service. Randy Sterns seconded the motion. The motion carried.*

### **Next Meeting**

May 1, 2011, 9:00 am at the offices of Kohlman Property Management

### **Adjournment**

*Jerry Hoff presented a motion to adjourn the meeting. Jamie Sloan seconded the motion. The motion carried.*

The meeting was adjourned at **1:12 pm**

Minutes submitted by: **Robin Streng**