

Summer Oaks Condominium Association

ANNUAL MEETING
Saturday, October 2, 2010
Call to Order: 9:10 AM
Meeting Location: Hillcrest on Lake Wisconsin

I. ROLL CALL

Units in Attendance: 36

1. McCumber	14. WWVC	43. Mark I Ent	52. Mark I Ent	69. O'Hara
3. Zimmer	15. WWVC	44. Mark I Ent	53. Mark I Ent	73. Hoff
4. Allessi	16. WWVC	46. Mark I Ent	54. Mark I Ent	74. Erickson
5. Ertel	26. WWVC	47. Mark I Ent	56. Mark I Ent	77. Pepper
6. Allessi	27. WWVC	48. Mark I Ent	58. Main	
7. Siil	28. Neuman	49. Krella	60. Lilledahl	
11. Nash	29. Sloan, etal	50. Mark I Ent	63. Knoblauch	
13. WWVC	32. Costello	51. Scanlon	67. Robbins/Cherry	

Units by Proxy: 13

10. Olsen	31. Czajkowski	62. Strzelecki	72 Froistad	81. Zellner
12. Stearns	59. Zimmerman	65. Brissette	78. Martens	
30. Gannon	61. Clauss	71. Streng	79. Page	

Units Not in Attendance: 16

2. Graber	41. Kassner	57. Kassner	70. Gehloff	
8. Rufener	42. Kassner	64. Gordon	75. Hammersely	
9. Foltman	45. Celner	66. Kassner	76. Pepper	
25. Kassner	55. Celner	68. Kassner	80. Krella	

II. PROOF OF NOTICE

Jerry Hoff confirmed that packets for the annual meeting were mailed to all units. If you did not receive a packet, contact Kris Kohlman (877-643-2494) or email (kriskohlman@checkrentals.com) with a current mailing address.

III. PROOF OF QUORUM

It is necessary to have 33 of the total 65 units represented to obtain a quorum. There were 49 units represented at the roll call.

A quorum was met.

IV. MINUTES FROM PREVIOUS ANNUAL MEETING

Unit 5 (Ertel) moved to approve the minutes from the SOCA Annual meeting held Saturday, October 3, 2009. Unit 13 (WWVC) seconded the motion. The motion carried.

V. REPORT OF OFFICERS

A. President, Jerry Hoff

1. Department of the Army Press Conference

The Department of the Army held a press conference on Wednesday, September 29, regarding problems with ground water contamination of area wells due to seepage from the Badger Army

Summer Oaks Condominium Association

Ammunition Plant in Baraboo. Joan Kenney, program administrator for the Badger Plant said that over the past few years ground water contamination has been found in existing area wells. After studying the problem over the past several years, the Department of the Army believes that the best long-term solution is a public water system. The water system includes wells, storage tanks, and distribution to residents and other properties east and south of the Badger plant, which is where the underground water flows. Kenney said that the public water system would be the most cost-effective long-term solution to the problem. They have pledged to make this a process with input from government units and individual owners who are affected. The public will be informed of the status of the water system via mailings and a website: www.cleanwaterwelldone.com. Kenney said that overall, the proposed public water system will not cost an individual owner any more than surrounding public water systems.

If the proposal is approved and implemented for our area, the water system will be administered by the town of Merrimac. The website: www.tn.merrimac.wi.gov provides status of the water system project.

Current estimates are 3 years to build the system with an estimated cost of \$20 million dollars,

2. Pier Spaces

There are two groups of piers as defined in the Summer Oaks Declaration:

- Piers associated with buildings 1-7 are *common elements*; all units have equal rights to these piers. These piers are on a *space available* basis.
- Piers associated with buildings 8 and 9 are *limited common* elements; each unit in buildings 8 & 9 has an assigned pier.

2008 DNR rules specified pier length, width, and number of piers. A pier has two sides, therefore space for two boats. In general, we comply with length and width rules; however, the new rules specify 2 *boat spaces* (not piers) for the first 50 feet of shoreline and one additional boat space for each successive 50 feet of shoreline.

Currently, we do not have the amount of available shoreline needed for 65 boat spaces. We believe that we can come within 7-8 of that number and hopefully will have enough space for the full 65.

3. Pier and Lift installation and removal

SOCA provides a contractual service for pier and lift removal and installation. This is done as a courtesy to Unit Owners. The Association handles the financial aspects only and is not responsible for the work being done. No owner is obligated to use that service but must comply with the time schedule for date of boat removal and earliest date of pier availability.

For Buildings #1 - #7 a unit owner is responsible for the cost of that unit's equipment and for ½ the cost of the pier that is used by that unit. For buildings #8 & #9, a unit owner is responsible for any cost associated with any equipment in that unit's limited common element space and for ½ the cost of the pier serving that space. A unit owner may have an arrangement with another unit owner to use that space and may recover any cost incurred.

4. Storage of Lifts

Historically, lifts have been stored on the adjacent privately owned storage facility. No unit owner is required to do that and can make his/her own arrangements. The owners of the storage facility have allowed this lift storage as a courtesy to Association members. The storage facility owners will allow free storage of a lift if the lift owner is currently renting a covered storage unit. They require a

Summer Oaks Condominium Association

payment for lift storage from any lift owner that is not renting a covered storage space. They have provided stickers to attach to each lift.

B. Vice President, Mike Alessi

1. World-Wide Vacation Club

Last year, WWVC re-sided building 4 with vinyl siding. SOCA reimbursed WWVC the cost that would have been incurred to paint the building; this is similar to a previous arrangement with MARK I Enterprise for buildings 5 & 6. Mike thanked WWVC contribution to SOCA.

2. Storing Vehicles on SOCA Property

Mike pointed out that starting next year SOCA will become more diligent about enforcing the rule regarding storing trailers, vehicles, etc., on SOCA property for extended periods. An extended period is defined in the rules as over 9 days on the property.

C. Secretary, Verlyn Erickson

1. The Minutes from last year's annual meeting, the minutes from all of this year's board meetings, and the membership roster have been duly recorded, approved, and archived.

D. Treasurer, Marty Costello

The following reports were presented:

- Balance Sheet – September 30, 2010
- Profit and Loss Budget Performance – September 2010

VI. REPORT OF PROPERTY MANAGER

Kris referred residents to the SOCA website, www.socawisconsin.com, for use for a wealth of information about Summer Oaks Condominium Association. Links are available for SOCA annual and board meeting minutes, financial information, water report, insurance information, etc.

Frequently, phone calls to Kris' office are from title companies requesting information when an owner is refinancing a unit or obtaining property insurance. All of this information is on the website; owners are encouraged to direct insurance providers and title companies to the website to avoid delays in processing a request.

This year Deano's Dock will not remove a lift that is not clearly marked with the owner's last name & unit number. Lifts and pier removal is scheduled to begin on October 11, 2010. Deano expects to be finished by October 16.

Oak tree trimming will occur this fall after the temperature falls below freezing.

This winter our snow removal company will not plow snow until 2" of snow accumulates. This includes sidewalks, stairs, and parking lots.

There has been a problem with items such as barbeque grills, tvs, car tires, tire rims, etc. that have been placed in and/or by the trash bins. If you have such an item, call Kris and she will bill you accordingly. Verlyn said that a common practice of "neighbors of SOCA" may be to find a near-by dumpster and place items there; do we know that someone is not doing this? Kris said, "I have no way of knowing, but I do know that many of you have thrown away your grills this year, because you have new ones – they look nice!" Mike asked if we should increase the recyclables space in the summer, since more is generated then. Kris will look into this.

Summer Oaks Condominium Association

Kris asked owners to check smoke detectors today to make certain they are working. Please replace batteries with lithium grade batteries and remember to turn your water and hot water heater off when you leave your condo for any period over 1 week this winter.

VII. REPORT OF COMMITTEES

A. Grounds Committee, Mike Alessi

1. Projects Completed Last Year

We installed two heaters for the spa and pool this spring. The spa was too hot and the pool was too cold. The heater that previously was inside the pool house was moved outside. A new pad for the heaters and a new fence were installed. After this work, we have had no issues with the pool and spa temperatures. The Virginia Grahm Baker Safety Act compliance was completed this spring, along with painting the pool and spa.

The tennis court was completely refurbished with an epoxy surface applied, rather than just a seal coating. We seal coated parking lots 1 & 3. A collaborated project was completed with World-Wide building 2B; the building was resided and re-roofed. An unsolicited comment: "It looks absolutely beautiful!"

We straightened the boardwalk on the far end in front of building 8. SOCA hired an engineering firm to develop a plan on how to best save but improve the current walkway. The walkway has been leveled. In places, the previous walkway has had new replacement walkway built on top of the old walkway, since the old had dropped significantly, pushing the piers away from the shore.

Solar lights have been installed along the steps leading to the piers. More lakeshore restoration was done; there were bushes planted and some unwanted vegetation was removed. Barb Ertel said that she believes that some of the plantings that were planted last year for shoreline restoration have been dead all year. We will require that the contractor correct this problem. Someone observed that the trimming of bushes by building 8 was very poorly done. Jerry said that removal of the overgrown arborvitae between buildings 8 & 9 and arborvitae on the parking lot side of buildings 8 & 9 will be added to the cleanup day project list.

Our last cleanup day was very successful! We again placed a lot of mulch. Russ used his bobcat to remove unwanted bushes by 5&6. Thanks go to the "Master Chef," Marty, for preparing the brats, to everyone who brought a dish to the picnic, and to those who attended the lunch.

2. Multi-year capital plan:

In operating budget 2011:

- Building 3
 - Replace siding
 - Brick Moulding Window Wrap
 - Stain Decks
- Pay WWVC back for our portion of the cost of building 2 repairs/upgrades. The total cost was \$30,000. Of that, we will pay \$10,782 in 2011.

In operating budget 2012:

- Buildings 8 & 9
 - Stain Lakeside Decks
- Building 1
 - Replace siding, fascia, and gutters on East & West ends.
 - Replace Fascia & Gutters.

Summer Oaks Condominium Association

- Pay the second year installment of \$10,782 to World Wide for our portion of the cost of building 2 repairs/upgrades.

In operating budget 2013:

- Building 1
 - Reside North and South Exposures
 - Brick Mold Window Wrap
 - Stain Decks
 - Replace the sidewalk on the lakeside bay side.
- Unit 57
 - Re-roof

In operating budget 2014:

- Re-roof building 8

In operating budget 2015:

- Re-roof building 9

Ron Robbins asked if there may be cost savings if we do all of the work for building 1 in one year rather than splitting the work into 2 years. Mike said he would look into this, but even if we get a better price, we still will likely have a cash flow problem.

Barb Ertel suggested that the sidewalk on the south side of building 1 should be replaced sooner than shown in 2013. The re-bar showing is really in bad shape and dangerous; it is definitely a safety hazard. The board will address this situation. Barb said that when she walked on it when covered with snow, it was very dangerous - someone has fallen twice. Barb's option is to not repair, but replace the sidewalk. The board will look into this.

B. Bylaws Committee, Verlyn Erickson

1. Rules and Bylaws Revisited

At last year's annual meeting, the board indicated that the SOCA rules and bylaws are somewhat out of date and need to be reviewed for potential revision. At a recent meeting with our lawyer, we were advised to hold off on any modifications at this point. The most recent version of the bylaws is on the SOCA website.

Last year I visited the county register of deeds to verify that we had the most recent version of the declaration and of the amendments to the declaration on file at the Sauk County Courthouse. We do have the latest versions and they are also on the SOCA website.

Last year we realized that the bylaws were not registered with the county. We asked our attorney, Dick Cross, about registering the bylaws; he said that we are only required to keep the official version with our own records. Due to the cost of recording the bylaws, his recommendation is to not register them.

We will at some point be changing the bylaws as that becomes appropriate. Jerry added that Dick Cross said he would provide a legal opinion covering what we could and could not change at this time regarding the bylaws and at what point what we should consider other changes to clean up the bylaws and the declaration.

VII. UNFINISHED BUSINESS

There is no unfinished business from last meeting.

Summer Oaks Condominium Association

VIII. NEW BUSINESS

A. Election of Board of Directors

There are 2 vacant seats for next year. These seats have 3-year terms and are currently held by:

Marty Costello

Bob Martens

Robin Streng and Randy Stearns have consented to run for election. The floor was opened for additional nominations. No additional nominations were given.

Unit 13 (WWVC) moved to accept by acclamation the nominations of Robin Streng and Randy Stearns to the SOCA Board of Directors, each for a 3 year term. Unit 69 (O'hara) seconded the motion. The motion carried.

Harry Knoblauch asked why the swimming pool was still open when the temperature has been below 60 degrees for some time. Tim McCumber said, "In the past the pool and spa was advertised to be open from May to October. We have always used the homeowners meeting as a target date for closing the pool and spa." The reason to close it is to save heating costs to the Association. The pool and spa must be opened and closed simultaneously, since they are in the same physical area and access currently cannot be granted to one without access to the other.

The board will address this issue before opening the pool next summer.

IX. APPROVAL OF BUDGET

Over the past two years, with back-to-back special assessments, SOCA reserves have been restored to approximately \$75,000. The board is recommending a \$5 increase in dues from \$225 to \$230 per month, effective January 1, 2010.

We have a base operation cost in the range of \$120-135K per year. The total income for next year is expected to be \$183,350 given the \$5 monthly fee increase.

Unit 13 (WWVC) moved to approve the 2010 Operating Budget. Unit 67 (Robins) seconded the motion.

The increase in dues does not increase reserves. A question was asked about what other condo associations have on reserve. Mike said that it is difficult to find comparables, since condo associations have significantly different physical plant and different services and facilities that are provided. Jerry said that there have been such conversations with others and there is not a "one-size-fits-all answer."

The motion to approve the 2011 Operating Budget carried.

X. ANY OTHER BUSINESS

Pat O'Hara reported that Paul Hoffman, an owner here for 20 years, passed away in May. He was great neighbor, owner, and friend. We will miss him. Jerry said that when something like that happens, please let Kris know so that we can send a note to the family. Verlyn reminded owners that the website can be used to communicate with the board and/or Kris. Send an e-mail to info@socawisconsin.com

Jamie suggested that as part of the remodeling project for building 3, owners may want to collectively organize a window replacement project to:

- a) not interfere with the remodel, and
- b) get a better rate per unit for 12 units versus 2 or 3 units.

Mike requested a round of applause for Jerry for his dedicated service over the past several years as a board member and President of the board. He said, "As a president, you've made all of our jobs easier – Thanks!" Jerry replied "I've been on the board for at least 9 years, maybe 10. I've been president for 5,

Summer Oaks Condominium Association

and it has really been enjoyable. There have been some challenging times, and I won't kid anybody about that. We have gone through some really tough stuff. Thanks to Yvonne for her patience and good counsel. My board has been tremendous and fun to work with – we do get wordy, we do have long meetings, we do wander from the topic, but we do get it all done. Ultimately it's been you folks who have stuck with us. Sometimes you have gritted your teeth when we asked you to approve what we wanted to do, but you did – and we got it done, so thank you all!"

XI. ADJOURNMENT: 12:29 PM

Unit 5 (Ertel) moved to adjourn. Unit 32 (Costello), seconded the motion. The motion carried.