

Summer Oaks Condo Association

Board of Directors Meeting

August 28, 2021

9:00am via Zoom

- I. **Call to Order** The meeting was called to order at 9:04am via Zoom. Present were Tracey Gannon, Geary Foltman, Jerry Draves, Russ Krella, Tim McCumber, and Stan Celner.
- II. **Secretary's Report** Gannon presented the minutes from the August 14, 2021 meeting. Foltman made a motion to waive the reading of the minutes and accept them. Draves seconded. Motion passed.
- III. **President's Report** no report
- IV. **Vice President's Report** no report
- V. **Treasurer's Report** Revised March financials – Due to accounting software changes March 2021 financials will be caught up in the July 2021 financials. July 2021 were presented.
- VI. **Building & Grounds** Tree removal needs to be done this fall. Other vendors will be looked at. Sidewalks on the north side of building 3 will be done if there is money in the budget. If not, it will be done in spring 2022. Sealant for Brown unit decks still needs to be decided. The dumpster by building 5 & 6 will remain where they are currently located. Bottom poles for pool fence need to be installed for reinforcement.
- VII. **Property Manager Report** The Annual meeting location will be at Ruth Culver library at 9am.
- VIII. **Unfinished Business** The old Hillcrest property, water usage with Gene Harbort needs to be negotiated. Unit 44 asked about updated light fixtures for the outside of buildings. The Board suggested the unit owner submit some examples to the Board and to keep in mind the fixtures should be economical.
There were concerns that SOCA boat slips may be rented outside the SOCA community. Therefore a rental rule was introduced and voted on to restrict rentals to SOCA residents only.* The rule reads as follows: * No unit owner may grant by an easement or lease their pier slip to any person who is not a unit owner independent or separate from the lease of their condo. This rule is in accordance with Wis. Stat. 30.1333 (1) (a). Motion made by McCumber to pass the rule. Foltman seconded. Motion passed unanimously.
Boat lifts will continue to be rented on Kassner's property until April 1, 2022. Recreational easement dues have not been increased since 2003 and costs have gone up. McCumber made a motion to increase the recreational easement dues from \$300 to \$350. Foltman seconded. Motion passed unanimously.
2022 Budget approval - The 2022 budget was discussed with the following increases approved at the August 14, 2021 meeting: \$2,500 for repairs, \$3,000 for landscaping, \$15 monthly HOA increase. McCumber left the meeting. No motion was made. 2022 budget did not pass.
- IX. **Adjournment** Draves made a motion to adjourn the meeting. Foltman seconded. Motion passed. Meeting was adjourned.