

Summer Oaks Condo Association
Annual Meeting Minutes

Saturday, October 5, 2019
9:00 am
Cedarberry Inn, 855 Phillips Boulevard, Sauk City, WI

Andi Simmons started the meeting and announced the meeting had been properly notice. Quorum was established with 55 out of 65 units represented in person or by proxy. The 2019 minutes were presented. A correction was made regarding the motion to adjourn for last year's meeting. A motion was made by Unit 57 to approve the minutes, second made not noted. Motion passed.

Under reports of officers, President Tracey Gannon had a death in the family and could not attend. Vice President Geary Foltman read a report she provided. She commented on the issues regarding water damage this past year due to frozen pipes and about the work on the property. She also noted the board voted to change the closing date of the pool to September 15th starting in 2020. There was no Vice President's report. As the minutes were already approved, there was also no Secretary's report. Under the Treasurer's report, Tim McCumber presented an amended financial statement from what was mailed out. After discussion, a motion to approve was made by unit 71, seconded by unit 54. Motion passed.

Under the Property Managers report, Andi Simmons thanked the board and unit owners for all they do around the property. She reminded everyone they will need to do new ACH deposit forms if the dues increase. She recognized the new owners. She also discussed the TDS fiber optic install. She announced that Top Hat is coming out to bid chimney sweeping. She discussed using the website for sales transactions and general information. She noted she heard some concerns but noted that all of the Coves Court owners do pay for an easement to use the pool. Andi thanked Josh Ertel for taking care of the pool. As a reminder, there is no glass in the pool area as it forces us to close and drain the pool. No driving on the lawns because of the septic systems. She reminded everyone to keep their heat on to avoid the pipes freezing.

Under Committee Reports, Russ Krella gave a report for Buildings & Grounds. There was more discussion on glass in the pool area and added underage children are not allowed to be unattended in the pool. The gas grills rule change came as a result of the insurance company. Unit 1 walkway is done and looks great. The landscaping still needs to be done around the Building 1 project. Bill Brissette said the lawn in front of the units have not been reseeded since TDS and Alliant tore up the yard. Russ will look into it. Unit 57 residing is complete. Raven Exteriors used a subcontractor of Building 8 who messed up. Russ stopped the project and got the Raven on-site who has since started over. We are working with the new landscaper to do the snow removal for this year. Salt buckets will be put out again for the homeowners to use for icy walks. They are not garbage cans and we need to make sure the lids are closed so the salt doesn't freeze. Deano has been great to work with, but the walkway has been a serious issue. He has had some serious issues with employee deaths and other personal issues along with all of the flooding in the Madison area. We are working with him to get the boardwalk behind the grays completed and are withholding his final payment. There was also discussion about deck maintenance. Owners are responsible for routine care and maintenance. Cutting and pruning by owners is a serious problem as we could get in trouble with Sauk County. They are enforcing a state law when it comes to impervious surfaces, required storm water retention, and landscaping. There was no unfinished business. Under New business, Shelly Braun gave a report regarding proposed by-law changes. Unit 5 motioned to approve, Unit 35 seconded the changes. Motion passed unanimously.

Next McCumber presented the 2020 budget. After discussion, a motion was made by Jeff Jump, second by Josh Ertl to raise the maintenance fees \$10 to \$240 per month. The budget was approved as amended with 30 in favor, and 26 opposed.

Under election of officers, McCumber nominated Gannon and Krella for the two open board seats. Second by Unit 32. Motion passed unanimously. Jerry Draves, unit 78, was nominated and seconded to fulfill the remaining term of Jeff Jump (McCumber did not make note of who made the motion and the second). Motion passed unanimously.

Under other business, a representative from TDS was here to make a presentation about the new cable and internet service and to meet with owners after the meeting. Motion by unit 59, seconded by Unit 76 to adjourn. Motion passed.