

Summer Oaks Condo Association
Board of Directors Meeting

May 1, 2021
9:00am via Zoom

Call to Order

Gannon called the meeting to order at 9:08am. In attendance were Tracey Gannon, Jerry Draves, Geary Foltman, Stan Celner and Andi Simmons. Ed Leuck from unit 2 also joined the meeting.

Secretary's Report

McCumber was not in attendance. Minutes from the February 6, 2021 were presented by Gannon. It was noted that McCumber was omitted from the list of attendees. A motion was made to amend the attendees and approve the minutes. Motion was made by Celner and seconded by Draves. Motion passed unanimously.

President's Report

No report

Vice President's Report

No report.

Treasurer's Report

Since McCumber was not in attendance, Gannon presented the March 2021 financials. A note was sent by McCumber stating that revisions need to be made for reclassification of some expenses. A motion was made by Foltman to defer approval of March financials until the revisions could be made. Draves seconded. Motion passed.

Building & Grounds

Draves presented the Buildings and Grounds report. The residing of the pool house is complete. Installation of the phone box and security light were also complete. The tentative date for the pool fence is June 7th. The cost of electronic locks for the pool gates are \$5,500. Procedures would need to be created to include: who would manage the key cards, how many key cards per unit, how would replacement key cards be obtained. The remaining railings for the walkway by buildings 8 & 9 have been installed. However, the railing to the north have been filled with cement and capped. The south still needs to be completed. Sidewalk repair has been identified and Steve Yanke will replace and repair sections by Buildings 3, 6, 8, and 9. Pool opening is scheduled for May 15th. Simmons stated wifi and phone by the pool are up and running. Josh ordered a new pool sign for about \$400. Sealant for Brown unit decks has not yet been determined. McCumber expected to give an update this summer. Cleanup Day projects are to include mulch, rerouting gutters, washing the buildings, organizing the shed and burn the brush by the mound system for buildings 8 & 9. Bids were received for water softeners for buildings 5 & 6. If water softeners were installed, who would purchase and fill the softeners with salt. Simmons will investigate the cost of having a service fill the softeners. The question is, will the cost be

prohibitive? The garbage truck has problems with the location of the dumpster by building 5 & 6 especially in the winter. Draves and Foltman suggested moving the dumpster next to the other dumpster by the tennis courts. The cost to move and make the ground ready needs to be investigated.

Property Manager Report

Simmons will be sending out the Spring Newsletter. Josh's CPO insurance has been renewed. Mary Gandara will be insured through July. Barb Ertel will also be insured. Dryer vent cleaning is scheduled for May 26, 27, and 28. Recreational easement fees are in the process of being collected. There is still not location for the annual meeting location. Simmons has been checking the libraries but they are not taking reservations at this time. She will continue checking. Unit 68 has been sold and 67 is pending.

Unfinished Business

Buildings 8 & 9 mound system. Zirn investigated if the additional storage units will impact the mound system. He sent his findings via email to the Board. The information is inconclusive and does not look like it would be prohibitive by county officials.

New Business

None

Other Business

Next Board meeting will be held August 14, 2021 at 9:00.

Adjournment

Foltman made a motion to adjourn the meeting. Draves seconded. Motion passed.