

Summer Oaks Condominium Association

Annual Meeting Minutes – October 1, 2011

Call to order: 9:06 a.m. Hillcrest Restaurant

A. Roll Call

Units in Attendance: 32

1. McCumber	29. Sloan	47. Mark I	54. Mark I	74. Erickson
5. Ertl	30. Gannon	48. Mark I	56. Mark I	76. Pepper
7. Siil	31. Czajkowski	49. Krella	57. Kassner	79. Page
9. Foltman	32. Costello	50. Mark I	58. Main	80. Krella
10. Olsen	43. Mark I	51. Scanlon	67. Robbins/Cherry	
12. Stearns	44. Mark I	52. Mark I	70. Gehloff	
28. Neuman	46. Mark I	53. Mark I	73. Hoff	

Units by Proxy: 17

4. Alessi	14. WWVC	27. WWVC	63. Knoblauch	77. Pepper/Sloan
6. Alessi	15. WWVC	45. Celner	69. O'Hara	
11. Nash	16. WWVC	55. Celner	71. Streng	
13. WWVC	26. WWVC	62. Strzelecki	72. Froistad	

Units Not in Attendance: 16

2. Graber	41. Kassner	61. Clauss	68. Kassner	
3. Zimmer	42. Kassner	64. Gordon	75. Hammersley	
8. Rufener	59. Zimmermann	65. Brissette	78. Martens	
25. Kassner	60. Lilledahl	66. Kassner	81. Zellner	

B. Proof of Notice

Kris Kohlman confirmed that all packets were mailed out individually to SOCA unit owners.

C. Proof of Quorum

49 units and proxies represented. This constitutes a quorum.

D. Reading of Minutes of Preceding Annual Meeting

A motion was made by unit 67 to dispense with the reading of the previous meeting's minutes. The motion was seconded by unit 73. Motion carried. A motion was made by unit 5 that the minutes be approved, and it was seconded by unit 58. Motion carried.

E. Report of Officers

1. President's Report

- a. President Verlyn Erickson asked that Tim McCumber give a brief summary of recent events related to Badger Water Municipal Supply. Tim stated that the project is still going through its preliminary stages involving the acquisition of rights, permits, feasibility studies, etc. Once these are complete, there will be open hearings on the project. Every property involved should be on the list to

receive status reports as the project develops. Anyone not currently receiving notices should contact the army to get on the list. The current timeline for the project has the system operational in the year 2015.

- b. Verlyn wished to thank outgoing board members Mike Alessi and Harry Knoblauch for their years of service on the SOCA board over the years.
- c. Status of pier registration with the DNR is as follows: After extensive research, counting, and discussion, the SOCA board counted and applied for 31 piers. This is two piers short of what is needed to ensure that each unit has a pier space. There seemed to be some indication that DNR might grandfather other spaces if we applied for them. We just recently received word that the DNR would only grant 31 piers, or 62 pier spaces. There are several reasons for this. This leaves us three pier spaces short for the 65 SOCA units. There was much discussion regarding the rationale for the SOCA board's initial application for only 31 piers as well as the legal fees accrued for this project to date. Many owners expressed concern over potential loss of property value if pier spaces can not be guaranteed for every unit. Tim McCumber motioned that the board be directed to take any and all action to protect and/or reinstate pier rights for all SOCA units. The motion was seconded by Barb Ertl. After extensive discussion on points of order, it was determined that this was not a valid motion in accordance with Robert's Rules of Order, since the floor had not been yielded. Also, there is no provision for directing the board to take such an action under condominium law. Therefore, no further discussion on this topic was appropriate, and no further action was taken.

2. Vice President's Report

- a. Jamie Sloan reiterated the board's desire to pursue and protect pier rights for all Summer Oaks units.
 - b. Dryer vents: board is considering conducting inspections of dryer vents in much the same way as is currently done with fireplace chimneys. Concern was expressed by some seasonal residents about incurring those costs when their dryer usage is minimal. Some discussion took place with regard to frequency and costs of inspection. Questions and/or suggestions should be e-mailed to Jamie Sloan.
 - c. The Sloan family expressed gratitude for all the thoughts, prayers, and generosity offered in the loss of their infant daughter, Maggie. Plans are currently underway to erect a memorial gazebo on the lawn near the brown units. As the project develops, Jamie will give the board and residents updates.
3. **Secretary's Report**- Randy wished to let everyone know that the minutes of all meetings have been archived and are available to anyone who wishes to review them.

4. **Treasurer's Report**- Jerry referred to the budget printout which was handed out with the meeting materials. He made special note of some areas that were over the budget, such as snow plowing and the building #3 remodel. The result is that SOCA must use approx. \$16,000 of reserves to cover the shortfalls. This leaves approx. \$63,000 in the reserve fund. Some questions were brought forth from residents regarding the budget increase for property management and for legal fees.

F. Report of Property Manager

Kris Kohlman discussed procedures for boat and lift removal and reminded residents to turn water heaters off at the breaker.

G. Report of Grounds Committee

Mike Alessi due to family emergency was not in attendance and left no report.

H. Unfinished Business

None

I. New Business

Election of Board of Directors: Barb Ertl and Marty Costello served as tellers for the paper ballot election. There were three vacancies to be filled, with five nominees to potentially fill those positions. The president asked for other nominations from the floor, but none were received. The two nominees receiving the highest numbers of votes would take the vacant three year terms with the third highest filling the remaining two year term. With 49 units either present or accounted for, the total number of ballots cast should be equal to 49. Further discussion of the budget ensued while awaiting results from the election.

Election results: Thane Newman, Russ Krella: three year terms

Tim McCumber: remaining two year term

J. Approval of Budget

With reference to the proposed 2012 SOCA budget, Jerry Hoff stated that projected income from laundry in buildings 5 and 6 was reduced due to continuing vacancies, as well as a decrease in recreational easement income. This is due to the fact that Cove's Court residents appear to have the right to opt in or out of paying to use SOCA amenities, as per the attorneys. Some may choose to opt out. Expected expenses in the areas of legal fees and supplies and equipment are projected to increase, as the budget reflects. The total projected operational budget for 2012 is \$136, 500, exclusive of capital projects.

Jerry also laid out expected expenditures for capital improvement projects planned for 2012, as per budget handout. Planned improvements to building #1 are recommended to be deferred until 2013. This will allow SOCA to replenish its reserves as well as give more time for consideration of the project overall. Many lessons were learned in the remodeling of building #3, so it will be beneficial to take some time in considering the scope and scale of the building #1 project.

Jerry recommends no increase in fees and no special assessment for the year 2012.

Discussion of the proposed budget commenced, as well as discussion of specific line item expenditures in the operational budget.

There was considerable concern over the timeline of the proposed building #1 improvement plan. Some residents thought that doing the project over two years could present cosmetic issues. Jerry stated that taking extra time to listen to all resident concerns and to address some structural issues will ensure a better completed project in the end.

A motion to approve the budget was made by unit #7 and seconded by unit #9. The motion carried.

K. Other business

Some questions were asked by Building #3 residents concerning the current status of their decks. Kris Kohlman stated that the deck staining is to be completed this week.

Questions regarding the relocation of garbage dumpsters were addressed. The town of Merrimac requested that the dumpster near the tennis court be moved since it was in the right-of-way for emergency vehicles. The trucking company that hauls the trash must have adequate access to the dumpsters, which leaves few options for placing them. Kris Kohlman will talk to Tim's Trucking and there will be a discussion of this issue at the next board meeting.

A motion to adjourn was made by Jerry Hoff (unit 73) and seconded by Geary Foltman (unit 9).

L. Adjournment: 10:58 a.m.