

Summer Oaks Condo Association
Annual Meeting

Saturday, October 1, 2016

9:00 a.m. Ruth Culver's Library, Prairie du Sac

The meeting was called to order at 9:10 a.m. by Vice President Tom Pepper.

A. ROLL CALL

There were 44 of 65 units represented either by attendance or by proxy. A motion was made by unit #12 to dispense with roll call. Second to the motion was by unit 31. Motion passed.

B. PROOF OF NOTICE

Notice of the meeting was given to members via e-mails sent out mid September, 2016. Hard copies were mailed out in September, 2016 in accordance with the bylaws.

C. PROOF OF QUORUM

Units in attendance constituted a quorum.

D. READING OF MINUTES FROM PREVIOUS ANNUAL MEETING

Motion was made by unit one to dispense with reading of the minutes and approve the minutes as printed. Unit 73 seconded the motion. Motion carried.

E. REPORT OF OFFICERS

1. *President*- President Brian Schaible was not in attendance at the meeting. Tom Pepper presided over the meeting in Brian's absence.
2. *Vice President*-Tom Pepper thanked Bev for her service to the Board as secretary for the past five years.
3. *Secretary*- Bev Stearns had nothing to report, but encouraged others to consider serving on the board in the future.
4. *Treasurer*-Tim McCumber gave an overview of the financial report which was previously mailed out. Tim remarked that there were some surprises this year, mainly due to storm-water run-off issues at buildings eight and nine. Motion was made to accept the financials by unit #30 with a second by unit #76. Motion carried.

F. REPORT OF PROPERTY MANAGER- Andi Simmons

- Andi introduced and welcomed three new unit owners to Summer Oaks Condo Association.
- Worldwide Vacation Clubs has merged with another company and will be selling their properties at Summer Oaks. Their six units were put on the market as of yesterday.
- SOCA will soon begin to use a service called HomeWise Documents. This will enable unit owners and prospective buyers to access necessary documents on an as needed basis for the purposes of buying, selling and/or refinancing. This service is free to our association and will save us time and money in the future and streamline the process for us.
- Thanked Josh for doing a great job with the pool again this year.
- Asked unit owners in buildings 8 and 9 to refrain from using the electrical outlets in the areas of the stairs and the light pole for personal use and to watch for any unauthorized use of electricity by non-residents. The electrical bill for these two buildings has increased recently and we are trying to figure out the cause.
- The water bills from the restaurant remain uncollected and the bank has taken possession of the property.

- Electricity will be installed at the gray unit piers at a cost of \$291.00 per unit to be paid by those unit owners. This assessment was billed on September 23, 2016.
- No Trespassing signs have been posted at SOCA dumpsters in response to non-residents dumping trash there.
- Winter reminders: turn your water off and your heat up to prevent broken pipes in colder weather.
- Please refrain from trespassing on the restaurant property.

G. REPORT OF COMMITTEES

Grounds Committee-Russ Krella

1. *Storm Water Issues:* The 40+ inches of rain that fell in this area during the spring and summer months caused some serious storm water run-off issues behind the gray units that had to be addressed. Our contractor, Pat Dixon, began a comprehensive program in which soil bags were installed and seeding methods were employed to redirect the water and reinforce the hillside. So far this seems to be working well. We will continue to monitor the situation and to do work behind buildings eight and nine in an effort to alleviate water problems there.
2. *Building 8 & 9 Stairs:* The new metal stairs were installed in the spring. The contractor then had to replace the treads and reconfigure some of the runs to make them code compliant. With the exception of the last set of steps at the bottom, this project has been completed.
3. Future Projects:
 - Finish walkway behind buildings eight and nine
 - Finish the last phase of wooden pier section replacement on the common lake piers
 - Start replacing old shrubbery with new around the property
 - Budget for and look into options for walkway behind building one
 - Pool house roof replacement at a cost of \$1724.00.
 - Buildings eight and nine lakeside deck painting; looking at options to get this done.`

H. UNFINISHED BUSINESS-None

- I. **NEW BUSINESS-Election of Board of Directors-** There are two board members whose terms are up. Russ Krella has agreed to run again, leaving one seat to be filled this year. Tracey Gannon (unit 30) has agreed to run for that seat. Unit 73 moved to elect by acclamation with a second by unit one. Motion carried.

J. APPROVAL OF BUDGET- Tim McCumber

Tim went over the proposed budget with the membership and corrected some errors. Motion was made by unit 57 to accept the budget as presented. A second to the motion was made by unit 30. The motion carried.

- K. **ADJOURNMENT-** A motion to adjourn was made by unit 30 with a second by unit 32. Motion carried and the meeting was adjourned at 10:25 a.m.