

# Summer Oaks Condo Association

## Board of Directors Meeting

Sunday, April 10, 2016

Unit 80

I. **Call to Order:** 9:13 a.m.

In Attendance: Jeff and Andi Simmons, Tom Pepper, Geary Foltman, Stan Celner, Russ Krella, Brian Schaible, Tim McCumber, Bev Stearns

II. **Secretary's Report-** Bev Stearns

Minutes from board meetings dated 7/19/15, 10/3/15, and 1/09/16 were presented for approval and posting to SOCA website. Motion was made by Tim to accept all minutes as presented, which was seconded by Geary. Motion passed. All minutes will be posted to website ASAP.

III. **President's Report-** Brian Schaible

Brian discussed the best way for board members to respond when confronted by residents with concerns and/or issues. He felt it would be a good idea to remind residents via the spring newsletter to direct their concerns to our property managers who will then determine the best course of action and/or contact board members as deemed appropriate. Although Tim lives on our property and is also on the board, it is not his responsibility to personally handle other residents' problems. Those should be directed to Jeff or Andi Simmons.

IV. **Vice President's Report-** Tom Pepper

No report

V. **Treasurer's Report-** Tim McCumber

A. Financials: (See Report through March 31, 2016) Tim remarked that some categories will need adjustments (i.e. pier placement vs. pier repairs) and will show corrections on next month's financials. Motion was made by Tom Pepper and seconded by Geary to accept the financial report. Motion passed.

B. Updates- Capital reserves etc. are right on target for the year.

VI. **Buildings and Grounds-** Russ Krella

A. Deano Docks: Some alterations will be needed on the newly installed stairs to make them meet up correctly with the walkways. Additionally, the step treads that were installed are only eight inches deep. Code specifies a minimum depth of nine inches. Russ will work with Deano in the coming weeks to find alternatives and correct these issues.

B. The quote to install electrical outlets at the piers for buildings 8 & 9 was \$6800 if the existing electrical was usable. Russ has discovered that the existing electric cannot be used. We will need to get a new quote before proceeding. The residents in those buildings will split this cost. This is not considered an Association expense.

C. The Board will pay the expense of having pin lights installed along the new stairs behind the gray units since this area could be a safety concern.

D. Dixon Shoreline Work: Pat Dixon presented an extensive proposal for remediating our ongoing erosion concerns behind buildings 8 & 9. There are concerns over storm-water runoff which is the cause of much of our problems in that area. Pat proposed using envirolock soil bags in the

areas where the gutters empty onto the hillside causing the soil to erode. Additionally, the downspouts will need removable filters as per DNR regulations. Shaun Schell will assist in the placement of these filters. All of the work proposed by Mr. Dixon will require permits and probably a review by the Board of Adjustments. The Board gave the OK to Mr. Dixon to pursue the necessary permits.

- E. Landscaping Projects: Our landscaper, Shaun Schell, presented the projects he thought should be tackled on clean-up day. This included the landscaped areas at the entrance to the gray units. Shaun will prepare the area prior to our workday so that we can concentrate on re-planting and mulching those areas. We will also remove the old Summer Oaks wooden sign near the shoreline and plant the area with erosion controlling plants.
- F. Additional items: The auxiliary steps near building one will need a new platform to the common pier. Russ will work with Deano on this project.

VII. **Property Manager's Report**- Andi Simmons

- A. Recreational easements: All have been collected for 2016 with the exception of two units.
- B. Restaurant water bill: Andi will send another letter to Thane Neumann regarding the overdue payment for the restaurant water bill in an attempt to collect.
- C. There have been reports of Coves Court residents using SOCA dumpsters and/or leaving pet waste on our property. A letter will be sent to these residents explaining the limits of the easement they pay to use our facilities. Their fee only covers the use of our tennis courts and pool, and does not grant them rights to use our dumpsters, grounds, etc. Posting "No Trespassing" signs around Summer Oaks Property was also discussed.
- D. Annual DFI filing: Andi stated that this required report has been filed.
- E. Pool Operator: Josh Ertl has signed the Pool Operator Agreement and insurance is in the works.
- F. Residents' Feedback: Andi stated that she has received many compliments and a lot of positive feedback from SOCA residents regarding the appearance and functionality of our property.

VIII. **New Business**

- A. \_SOCA Workday: Summer Oaks Condo Association Annual Workday is scheduled for May 28<sup>th</sup>. Andi will send out details in the spring newsletter. Brian Schaible will be in charge of supplies for the potluck to follow.
- B. Next Meeting date: Sunday, July 17<sup>th</sup>, 2016.

**Adjournment-** Motion to adjourn was made by Geary Foltman with a second by Tim McCumber. The meeting was adjourned at 11:35 a.m.